



Lakesha Small, Chair, Place 7  
Felix Paiz, Vice-Chair, Place 4  
Julie Leonard, Place 1  
Anthony Butler, Place 2  
Cresandra Hardeman, Place 3  
Celestine Sermo, Place 5  
Cecil Meyer, Place 6

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## Planning & Zoning Commission Regular Meeting

Wednesday, June 14, 2023, at 6:30 PM

Manor City Hall, Council Chambers, 105 E. Eggleston St.

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### AGENDA

#### CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

#### PUBLIC COMMENTS

*Non-Agenda Item Public Comments (white card): Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person.*

*Agenda Item Public Comments (yellow card): Comments will be taken from the audience on non-agenda and agenda items combined for a length of time, not to exceed five (5) minutes total per person on all items, except for Public Hearings. Comments on Public Hearing items must be made when the item comes before the Board/Commission/Committee and, not to exceed two (2) minutes per person. No Action or Discussion May be Taken by the Board/Commission/Committee during Public Comments on Non-Agenda Items.*

*To address the Board/Commission/Committee, please complete the white or yellow card and present it to the city staff designee prior to the meeting.*

#### PUBLIC HEARING

- 1. Conduct a public hearing on a Rezoning Application for two (2) lots on .297 acres, more or less, at 108 W Boyce & 104 W Boyce St., Manor, TX from Single Family (SF-1) to Downtown Business (DB).  
*Applicant: Jiwon Jung*  
*Owner: Build Block***
- 2. Conduct a public hearing on a Preliminary Planned Unit Development (PUD) Site Plan for the Okra Tract Development, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX.  
*Applicant: Sotol Ventures*  
*Owner: Dalton Wallace***
- 3. Conduct a public hearing on a Subdivision Concept for the New Haven, two hundred seventy-eight (278) lots on 90.3 acres, more or less, and being located near the intersection of Gregg Ln and FM 973, Manor, TX.  
*Applicant: Jones Carter*  
*Owner: Gregg Lane Dev., LLC***

- 4.** Conduct a public hearing on a Subdivision Preliminary Plat for the Entrada Glen Apartments, three (3) lots on 13.22 acres, more or less, and being located at the intersection of Gregg manor Road and W Parsons Street, Manor, TX.  
*Applicant: Carney Engineering, PLLC*  
*Owner: Carney Engineering, PLLC*
- 5.** Conduct a public hearing on a Subdivision Concept for Preliminary Plat for Holley Smith (Mustang Valley), three hundred seventy-nine (379) lots on 136.92 acres, more or less, and being located at 15200 N FM RD 973, Manor, TX.  
*Applicant: Carlson, Brigrance & Doering, Inc.*  
*Owner: KB Home Lone Star, Inc.*
- 6.** Conduct a public hearing on a Short Form Final Plat for one (1) lot on .23 acres, more or less, and being located at 707 Bastrop St, Manor, TX for variances to allow for 40 ft lot width, 20 ft front setback, 5 ft side setbacks, and 10 ft rear setback.  
*Applicant: SAVVY ATX REALTY LLC*  
*Owner: Wenkai Chen*

## CONSENT AGENDA

*All of the following items on the Consent Agenda are considered to be self-explanatory by the Planning and Zoning Commission and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Chairperson or a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.*

- 7.** Consideration, discussion, and possible action to approve the minutes of May 10, 2023, P&Z Commission Regular Meeting.

## REGULAR AGENDA

- 8.** Consideration, discussion, and possible action on a Rezoning Application for two (2) lots on .297 acres, more or less, at 108 W Boyce & 104 W Boyce St., Manor, TX from Single Family (SF-1) to Downtown Business (DB).  
*Applicant: Jiwon Jung*  
*Owner: Build Block*
- 9.** Consideration, discussion, and possible action on a Preliminary Planned Unit Development (PUD) Site Plan for the Okra Tract Development, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX.  
*Applicant: Sotol Ventures*  
*Owner: Dalton Wallace*
- 10.** Consideration, discussion, and possible action on a Subdivision Concept for the New Haven, two hundred seventy-eight (278) lots on 90.3 acres, more or less, and being located near the intersection of Gregg Ln and FM 973, Manor, TX.  
*Applicant: Jones Carter*  
*Owner: Gregg Lane Dev., LLC*

- 11.** Consideration, discussion, and possible action on a Subdivision Preliminary Plat for the Entrada Glen Apartments, three (3) lots on 13.22 acres, more or less, and being located at the intersection of Gregg manor Road and W Parsons Street, Manor, TX.  
*Applicant: Carney Engineering, PLLC*  
*Owner: Carney Engineering, PLLC*
- 12.** Consideration, discussion, and possible action on a Subdivision Concept for Preliminary Plat for Holley Smith (Mustang Valley), three hundred seventy-nine (379) lots on 136.92 acres, more or less, and being located at 15200 N FM RD 973, Manor, TX.  
*Applicant: Carlson, Brigrance & Doering, Inc.*  
*Owner: KB Home Lone Star, Inc.*
- 13.** Consideration, discussion, and possible action on a Short Form Final Plat for one (1) lot on .23 acres, more or less, and being located at 707 Bastrop St, Manor, TX for variances to allow for 40 ft lot width, 20 ft front setback, 5 ft side setbacks, and 10 ft rear setback.  
*Applicant: SAVVY ATX REALTY LLC*  
*Owner: Wenkai Chen*
- 14.** Consideration, discussion, and possible action on Rezoning Application for five (5) lots on .23 acres, more or less, out of the South 40 ft of Lots 6-10, Block 1, AE Lanes Addition, and being located at 707 Bastrop St, Manor, TX from Single-Family Suburban (SF-1) to Two-Family Residential (TF).  
*Applicant: Saavy ATX Realty LLC*  
*Owner: Wenkai Chen*
- 15.** Consideration, discussion, and possible action on a Final Plat for Shadowglen Phase 2, Section 18A, 68 lots on 17.96 acres more or less, and being located near the intersection of Shadowglen Trace and Arbor Hill Cove, Manor, TX.  
*Applicant: Kimley-Horn & Associates*  
*Owner: SG Land Holdings, LLC*
- 16.** Consideration, discussion, and possible action on a Final Plat for Shadowglen Phase 2, Section 23B, 7 lots on 1.692 acres, more or less, and being located near the intersection of Misty Grove Boulevard and Claress Lane, Manor, TX.  
*Applicant: Kimley-Horn & Associates*  
*Owner: SG Land Holdings, LLC*
- 17.** Consideration, discussion, and possible action on a Coordinated Sign Plan for the Presidential Meadows Retail Center.

## ADJOURNMENT

In addition to any executive session already listed above, the Planning & Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations regarding Security Devices) and §551.087 (Deliberations regarding Economic Development Negotiations).

### **CONFLICT OF INTEREST**

*In accordance with Section 12.04 (Conflict of Interest) of the City Charter, "No elected or appointed officer or employee of the city shall participate in the deliberation or decision on any issue, subject or matter before the council or any board or commission, if the officer or employee has a personal financial or property interest, direct or indirect, in the issue, subject or matter that is different from that of the public at large. An interest arising from job duties, compensation or benefits payable by the city shall not constitute a personal financial interest."*

*Further, in accordance with Chapter 171, Texas Local Government Code (Chapter 171), no Planning & Zoning Commission member and no City officer may vote or participate in discussion of a matter involving a business entity or real property in which the Planning & Zoning Commission member or City officer has a substantial interest (as defined by Chapter 171) and action on the matter will have a special economic effect on the business entity or real property that is distinguishable from the effect on the general public. An affidavit disclosing the conflict of interest must be filled out and filed with the City Secretary before the matter is discussed.*

### **POSTING CERTIFICATION**

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, June 9, 2023, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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/s/ Lluvia T. Almaraz, TRMC  
City Secretary for the City of Manor, Texas

### **NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:**

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 10 days prior to this meeting. Please contact the City Secretary at 512.215.8285 or e-mail [lalmaraz@manortx.gov](mailto:lalmaraz@manortx.gov)



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** June 14, 2023

**PREPARED BY:** Scott Dunlop, Director

**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

**Conduct a public hearing on a Rezoning Application for two (2) lots on .297 acres, more or less, at 108 W Boyce & 104 W Boyce St., Manor, TX from Single Family (SF-1) to Downtown Business (DB).**

***Applicant: Jiwon Jung***

***Owner: Build Block***

### BACKGROUND/SUMMARY:

The property at 108 W. Boyce was previously requested to be rezoned to Downtown Business by the same applicant. At the February 8<sup>th</sup> P&Z meeting, discussion was held and the rezoning request for 108 W. Boyce was recommended for denial due to the lot's small size and the remaining single family home at 104 W. Boyce between 108 W. Boyce and 109 N. Lexington. The City Council also denied the request for 108 W. Boyce for the same reasons. The applicant has purchased the lot at 104 W. Boyce to alleviate the prior concerns as the property is now larger and there won't be a single family residence between two commercial/mixed-use developments.

The applicant has provided a conceptual layout of 3-story mixed-use building for the property. Downtown Business zoning is consistent with the area's designation in the Comprehensive Plan's Future Land Use Map as Downtown Mixed-Use. A combination of on-site and off-site (street) parking is envisioned.

**LEGAL REVIEW:** NO

**FISCAL IMPACT:** NO

**PRESENTATION:** NO

**ATTACHMENTS:** YES

- Letter of Intent
- Rezoning map
- Aerial Image
- Conceptual Site Plan
- FLUM
- Downtown Mixed-Use Dashboard
- Public Notices and Labels

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Rezoning Application for two (2) lots on .297 acres, more or less, at 108 W Boyce & 104 W Boyce St., Manor, TX from Single Family (SF-1) to Downtown Business (DB).

**PLANNING & ZONING COMMISSION:**

**Recommend Approval**

**Disapproval**

**None**

May. 15, 2023

Development Services  
City of Manor  
105 E Eggleston Street  
Manor, TX 78653

## Letter of Intent for Rezoning

**Project Address: 104 Boyce St, Manor, TX 78653**

**Property ID: 238661**

**Legal Description: W 1/2 OF LOT 16, 17 & E 1/2 OF LOT 18 BLK 29 MANOR TOWN OF**

The property owner seeks to rezone the 0.165-acre lot located at 108 W Boyce St, Manor, TX 78653 from SF-1(Single Family Suburban) to DB (Downtown Business).

Manor city is planning to expand its central commercial area to revitalize the city and improve the quality of life of adjacent residential areas. To keep up with that idea, dense development of urban areas, especially divided into Downtown Mixed-Use uses including the site, will be required. However, the subject site, which is in the Downtown Mixed-Use area, is currently designated as an SF-1(Single Family Suburban) zone, and only low-density development is possible, which is not in line with Manor city's urban planning. In this situation, I hope that we can create a dense commercial and residential community to meet the idea of Manor city planning, through this zoning change.

As a large multi-family and mixed-use development project such as Manor Crossing Project is planned, the owner seeks an opportunity to respond to the population growth. Rezoning this tract will allow providing opportunities for cultural diversity and commercial growth. The property currently sits along West Boyce Street as a cross lot being DB-zoned parcel. I believe that rezoning the subject tract as proposed will not alter or impair the adjacent uses/properties.

I appreciate your consideration of the proposed rezoning application for approval and will be available to answer questions you might have regarding this matter. Please do not hesitate to email with your questions and comments.

Sincerely,

Jiwon Jung  
CEO of Build Block Inc.  
2700 E 2nd St  
Los Angeles, CA 90033

May. 15, 2023

Development Services  
City of Manor  
105 E Eggleston Street  
Manor, TX 78653

## Letter of Intent for Rezoning

**Project Address: 108 W Boyce St, Manor, TX 78653**

**Property ID: 238660**

**Legal Description: W 1/2 OF LOT 18,19-20 BLK 29 MANOR TOWN OF**

The property owner seeks to rezone the 0.165-acre lot located at 108 W Boyce St, Manor, TX 78653 from SF-1(Single Family Suburban) to DB (Downtown Business).

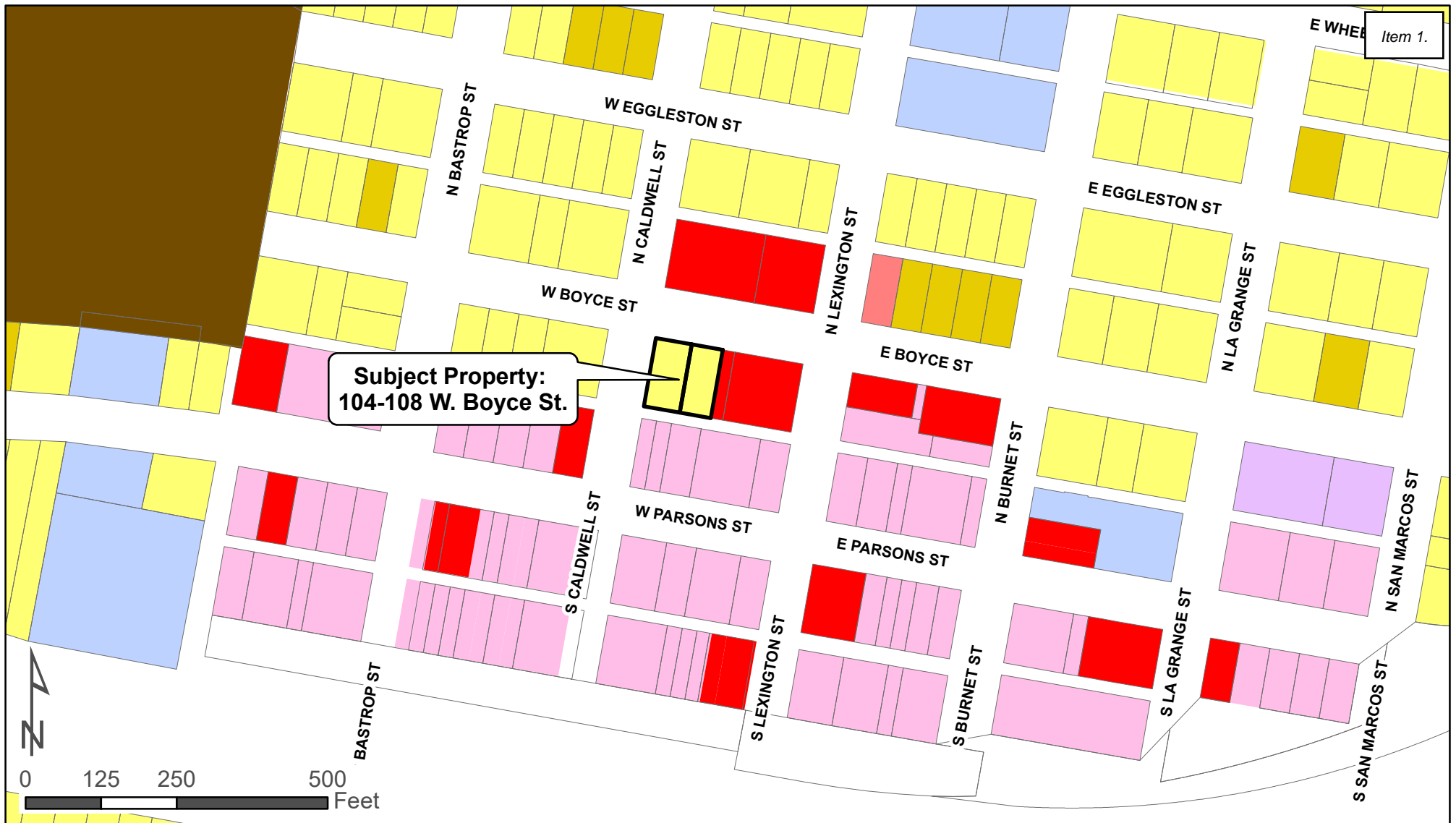
Manor city is planning to expand its central commercial area to revitalize the city and improve the quality of life of adjacent residential areas. To keep up with that idea, dense development of urban areas, especially divided into Downtown Mixed-Use uses including the site, will be required. However, the subject site, which is in the Downtown Mixed-Use area, is currently designated as an SF-1(Single Family Suburban) zone, and only low-density development is possible, which is not in line with Manor city's urban planning. In this situation, I hope that we can create a dense commercial and residential community to meet the idea of Manor city planning, through this zoning change.

As a large multi-family and mixed-use development project such as Manor Crossing Project is planned, the owner seeks an opportunity to respond to the population growth. Rezoning this tract will allow providing opportunities for cultural diversity and commercial growth. The property currently sits along West Boyce Street as a cross lot being DB-zoned parcel. I believe that rezoning the subject tract as proposed will not alter or impair the adjacent uses/properties.

I appreciate your consideration of the proposed rezoning application for approval and will be available to answer questions you might have regarding this matter. Please do not hesitate to email with your questions and comments.

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Jiwon Jung  
CEO of Build Block Inc.  
2700 E 2nd St  
Los Angeles, CA 90033

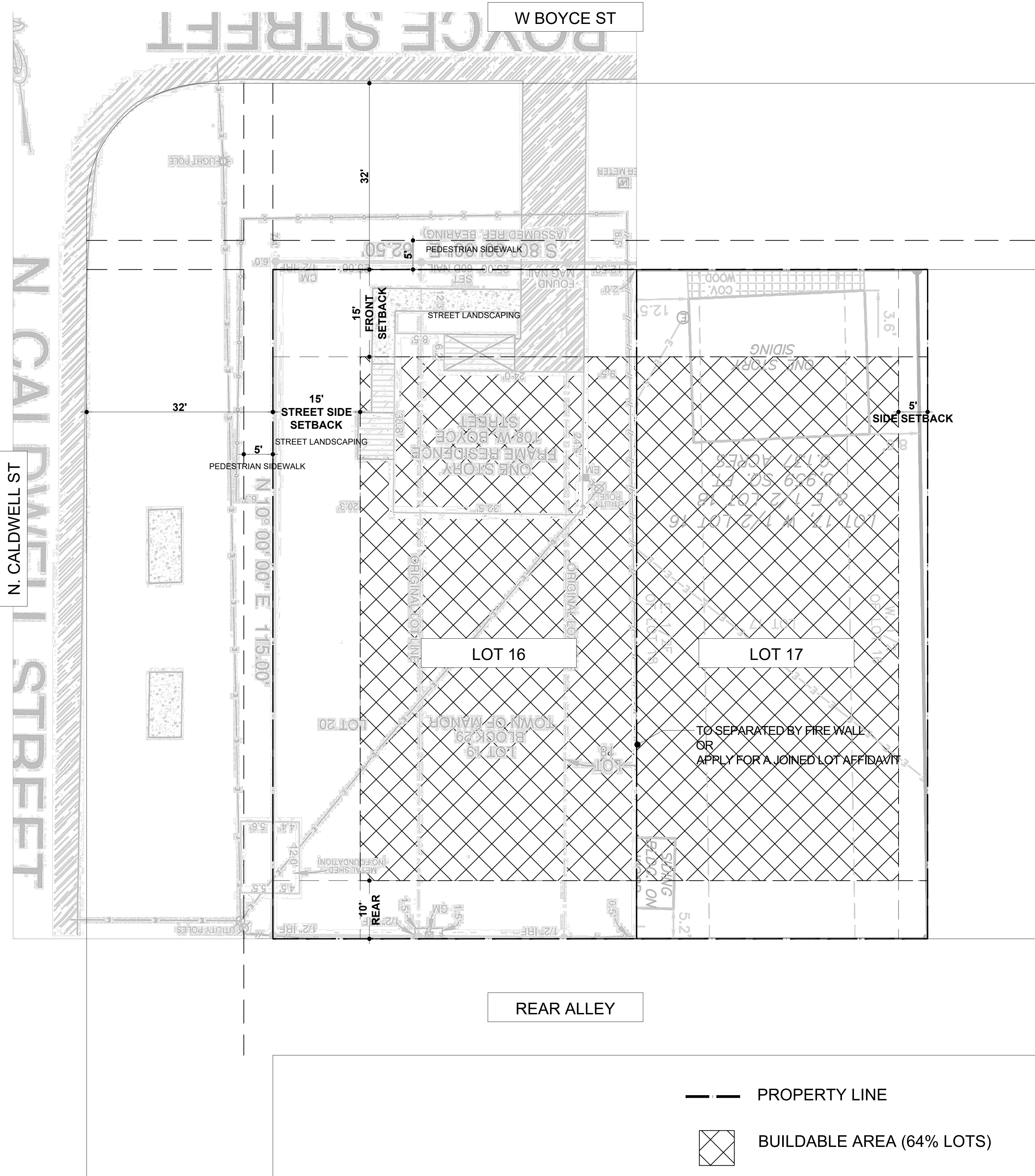


Current:  
Single Family Suburban (SF-1)

Proposed:  
Downtown Business (DB)

Zone		GO - General Office
A - Agricultural		C-1 - Light Commercial
SF-1 - Single Family Suburban		C-2 - Medium Commercial
SF-2 - Single Family Standard		C-3 - Heavy Commercial
TF - Two Family		NB - Neighborhood Business
TH - Townhome		DB - Downtown Business
MF-1 - Multi-Family 15		IN-1 - Light Industrial
MF-2 - Multi-Family 25		IN-2 - Heavy Industrial
MH-1 - Manufactured Home		PUD - Planned Unit Development
I-1 - Institutional Small		ETJ
I-2 - Institutional Large		





**A (N) BUILDABLE AREA**  
SCALE = 3/32" = 1'-0"

SITE INFORMATION - 108 BOYCE

Site Address: 108 W Boyce St, Manor, TX 78653  
Block: 29  
Legal Description: W 1/2 of lot 18, 19-20 BLK 29 Town of Manor  
  
Lot Size: 0.165 acres (7,187.4 SF)

SITE INFORMATION - 104 BOYCE

Site Address: 104 W Boyce St, Manor, TX 78653  
Block: 29  
Legal Description: W 1/2 of lot 16, 17 & E 1/2 of lot 18 BLK 29 Town of Manor  
  
Lot Size: 0.132 acres (5,749.92 SF)

BUILDING CODE ANALYSIS (DOWNTOWN BUSINESS)

Setbacks	
Front:	15 ft
Side:	0 ft with Fire-Rated Walls
Rear:	10 ft
Street Side:	15 ft
Max. Building Height:	60 ft
Max. Building Coverage:	95%
Minimum Dwelling Size:	500 SF, Historic
Max. # of Dwelling Units:	25 per Acre

PARKING ANALYSIS

Residential	1 1/2 Required for 1-Bedroom unit 2 Required for each 2-Bedroom unit 2 1/2 Required for 3+ Bedroom unit - 10% of total spaces for guests
Commercial	1 per 250 square feet

OWNER: BUILD BLOCK  
PROJECT ADDRESS: 108, 104 W BOYCE ST, MANOR, TX 78653  
MIXED-USE DEVELOPMENT

REVISION TABLE

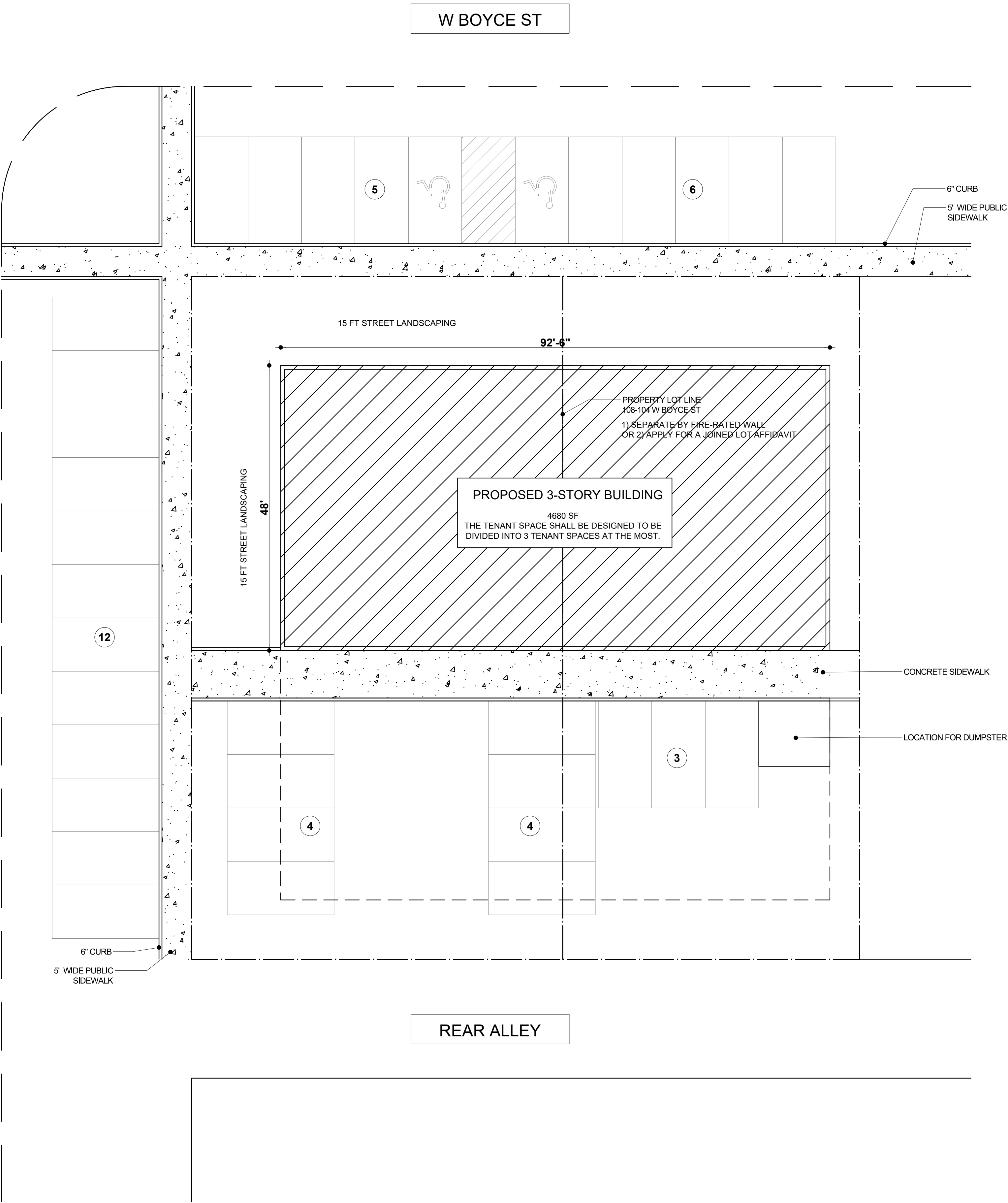
Number	Date	Description
1	MAY 22, 2023	REZONING APPLICATION

PROJECT # : 21036101 - 2  
PLOT DATE : 2023 / 05 / 22  
DRAWN BY : JIWON JUNG  
CHECKED BY : JIWON JUNG

ALL IDEAS, ARRANGEMENTS AND DESIGN CONCEPTS ARE PROPRIETARY TO JIWON JUNG. AND SHALL NOT BE USED OR REPRODUCED IN PART OR IN WHOLE WITHOUT THE EXPRESS PERMISSION IN WRITING BY JIWON JUNG.

PROJECT SUMMARY

A-0.0



ARTICLE 15.02 - PARKING STANDARDS

USE	# OF PARKING SPACES	REQUIRED	PROVIDED
RESIDENTIAL - MULTI-FAMILY	1 & 1/2 SPACE FOR EACH 1-BEDROOM UNIT	6	15
	2 SPACES FOR EACH 2-BEDROOM UNIT	8	
RETAIL SALES	ONE SPACE FOR EACH 250 SF OF RETAIL FLOOR AREA	19	19
TOTAL		34	35

A GROUND FLOOR PLAN (COMMERCIAL)  
SCALE = 3/32" = 1'-0"

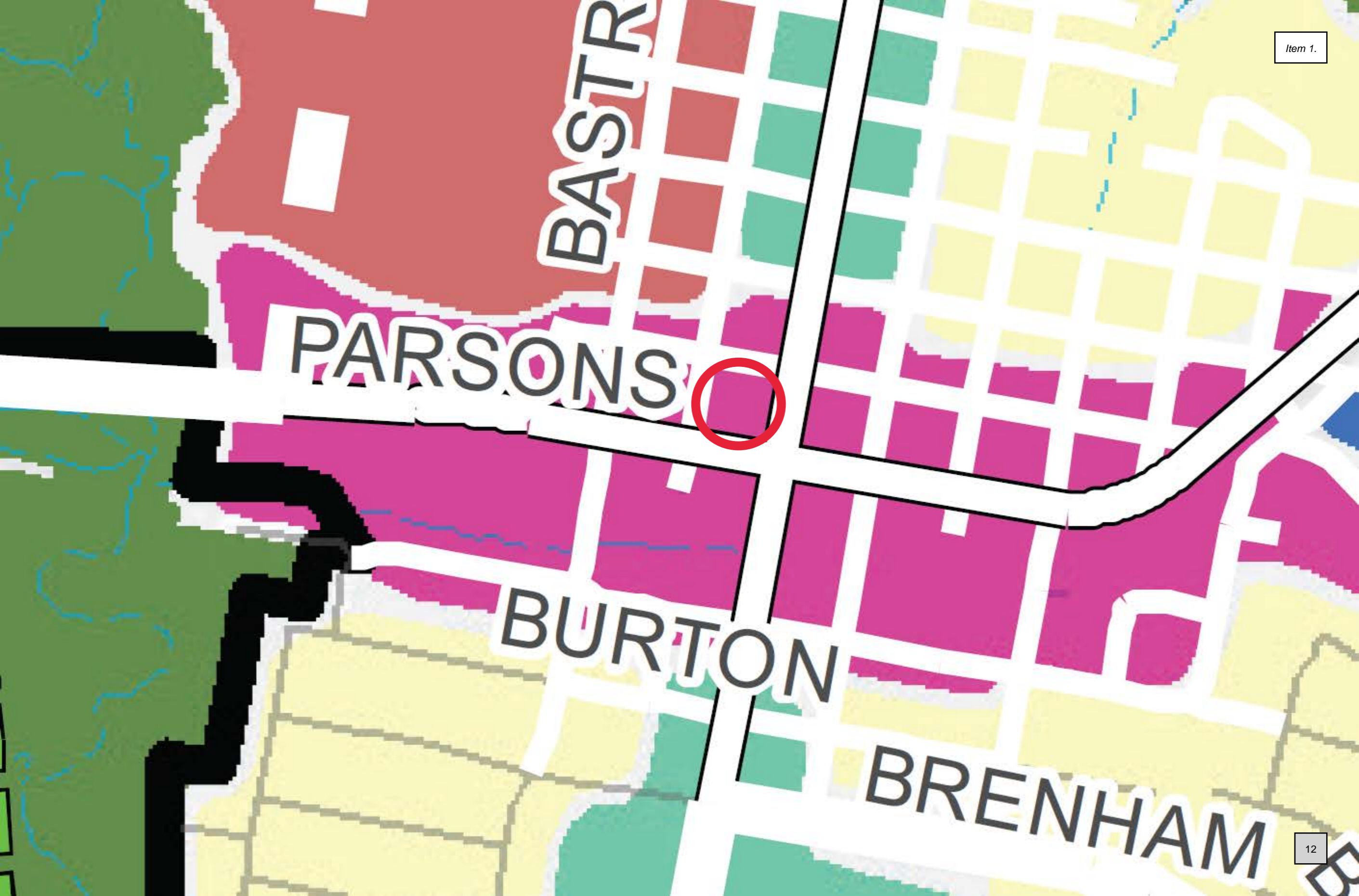
OWNER: BUILD BLOCK  
PROJECT ADDRESS: 108, 104 W BOYCE ST, MANOR, TX 78653  
MIXED-USE DEVELOPMENT

REVISION TABLE		
Number	Date	Description
1	MAY 22, 2023	REZONING APPLICATION

PROJECT # : 21036101 - 2  
PLOT DATE : 2023 / 05 / 22  
DRAWN BY : JIWON JUNG  
CHECKED BY : JIWON JUNG  
ALL IDEAS, ARRANGEMENTS AND DESIGN CONCEPTS ARE PROPRIETARY TO JIWON JUNG. AND SHALL NOT BE USED OR REPRODUCED IN PART OR IN WHOLE WITHOUT THE EXPRESS PERMISSION IN WRITING BY JIWON JUNG.

PRELIMINARY  
PLANS

A- 0.1



## DOWNTOWN MIXED-USE

Downtown Mixed-Use is intended for the residential, commercial, business, and office uses that line the Old Highway 20 corridor and adjacent streets, including the traditional downtown shopping district of Manor.

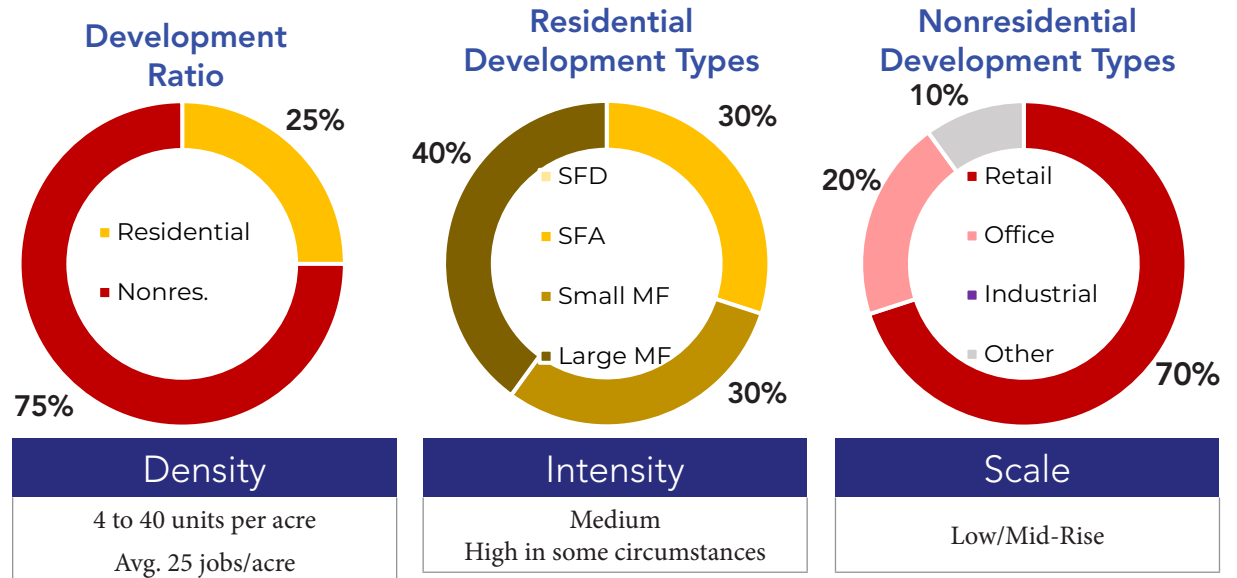
Not only is this area currently a mixed-use environment currently, but it is envisioned to see a strong reinvention via more density and a higher mix of uses in the future. This area should be designed to accommodate transit, should rail services extend to Manor from Austin. However, even if the rail does not come, a downtown that is comprised of high-density mixed-use development will still bring many opportunities and benefits to the community.

Densities range between 4 and 40 units per acre, although individual sites may achieve higher densities if they are coordinated within the rest of the area, provide superior access to services and amenities, and appropriate compatibility to adjacent uses is provided.

Here, infill development especially presents opportunities for small businesses, unique and dense housing options and potentially even small scale/artisan manufacturing.

The pedestrian environment and experience should be top priority in Downtown and feature public gathering places, active streets, engaging storefronts, and sidewalk cafes. This is the best place in Manor to double down on and invest in creating a sense of place and identity for the community.

Figure 3.10. Downtown Mixed-Use Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered compatible since the intent is to provide retail/services, activity centers and diversified housing to support surrounding neighborhoods and drive community identity/gathering
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and De-tached Missing Middle	●●●○○	This can be compatible provided that the overall Downtown Mixed Use area also contains mixed-use urban flex buildings or shopping centers with which this housing product integrates in a manner to promote walkability and transitions; these development types should be located on secondary roads rather than primary thoroughfares within Downtown, as those areas are best reserved for ground-floor retail and services
Apartment House (3-4 units)	●●●○○	
Small Multifamily (8-12 units)	●●●○○	
Large Multifamily (12+ units)	●●●○○	
Mixed-Use Urban, Neighbor-hood Scale	●●●●●	This is the ideal form of development within the Downtown Mixed Use category; provides for activity centers, retail, services and diverse housing options at a scale compatible with and supportive of surrounding neighborhoods to promote walkability; design should emphasize the pedestrian experience rather than people driving automobiles
Mixed-Use Urban, Communi-ty Scale	●●●○○	Not generally considered compatible due to incompatible scale with neighborhoods, but can be de-pending on adjacencies to green space or more intensive uses
Shopping Center, Neighbor-hood Scale	●●●●○	While less preferred than a mixed-use urban flex building, the use provides for activity centers, retail and services at a scale compatible with and supportive of surrounding neighborhoods to promote walk-ability; becomes more compatible if a horizontal approach to mixed-use is deployed, such as inclusion of small apartments nearby or within the same site, or to match the scale of adjacent historic buildings
Shopping Center, Community Scale	●●○○○	Not generally considered compatible due to incompatible scale with Downtown, but can be depending on adjacencies to green space or more intensive uses; may function better on the western and eastern edges of the Downtown Mixed Use area
Light Industrial Flex Space	●●○○○	Not generally considered compatible due to incompatible scale with Downtown, but can be if particu-larly small-scale and included alongside more appropriate development types, or with integration of a storefront experience. Examples of appropriate uses might include maker spaces, coffee roasting, micro-breweries, and similar businesses
Manufacturing	●○○○○	Not considered compatible
Civic	●●●●●	Considered supportive to the function and livability of this future land use category, government build-ings, schools and community facilities can serve as activity hubs.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.



5/31/2023

## City of Manor Development Services

# Notification for a Rezoning Application

Project Name: 108 W Boyce & 104 W Boyce Rezoning from SF-1 to DB  
 Case Number: 2023-P-1541-ZO  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Rezoning Application for 108 W Boyce & 104 W Boyce St., Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Rezoning Application for two (2) lots on .297 acres, more or less, at 108 W Boyce & 104 W Boyce St., Manor, TX from Single Family (SF-1) to Downtown Business (DB).**

***Applicant: Jiwon Jung***  
***Owner: Build Block***

The Planning and Zoning Commission will meet at 6:30PM on June 14, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on June 21, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Rezoning Application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653  
 (T) 512.272.5555 • (F) 512.272.8636 • [WWW.CITYOFMANOR.ORG](http://WWW.CITYOFMANOR.ORG)

Behzad Bahrami  
PO Box 82653  
Austin TX 78708

Ramon E Jr Paiz  
PO Box 280  
Manor TX 78653

Marcos & Maria Chavez  
127 Dry Creek Rd  
Unit B Manor TX 78653

Claudie G & Sammie M Young  
PO Box 145  
Manor TX 78653

Juan Jr & Diana E Gerl Vasquez  
PO Box 449  
Manor TX 78653

Monica Ann Castillo  
PO Box 1097  
Manor TX 78653

Veronica Michelle Donley  
204 W. Eggleston St  
Manor TX 78653

Debbie Ann & Darrell Guajardo  
2501 Goforth Rd  
Kyle TX 78640

Helen Casas  
PO BOX 223  
Manor TX 78653

Victor M & Debra B Almaguer  
3209 Ray St  
Austin TX 78702

Nora L & Jose A Jr Sanchez  
PO Box 232  
Manor TX 78653

Maria Rocha  
207 W Boyce St  
Manor TX 78653

Jesse & Julia Rocha  
PO Box 1002  
Manor TX 78653

Alfredo, Contreras Renteria, Aurelia  
PO Box 11  
Manor TX 78653

Bradley G & Paula B Bowen  
18109 Whitewater CV  
Round Rock TX 78681

Jesse & Olivia Sanchez  
PO Box 811  
Manor TX 78653

Jose Soto & Maribella, Cortez Gonzalez,  
Jaimes  
14845 Bois Darc LN  
Manor TX 78653

Sepeco  
PO Box 170309  
Austin TX 78717

2017 Manor LLC  
203 W Parsons St  
Manor TX 78653

Barbarita Samudio Sanchez  
PO Box 142  
Manor TX 78653

Jorge Moreno  
4301 Jan St Unit B  
Harlingen TX 78550

Davis Capital Investments LLC  
PO Box 268  
Manor TX 78653

William C Gault  
PO Box 32  
Manor TX 78653

Michael E & Tabatha A Darilek  
PO Box 976  
Manor TX 78653

Virginia Z Cardenas  
PO Box 243  
Manor TX 78653

Timothy Mack Sherrod  
2705 Taft Blvd  
Wichita Falls TX 76308

120 East Boyce Street LLC  
1004 Meriden Ln  
Austin TX 78703

Ernesto Suarez  
14121 Bois D Arc Ln  
Manor TX 78653

Lundgren Edwin O Estate  
507 Arbors CIR  
Elgin TX 78621

Lopez Mar Lift Estate  
208 West Parsons  
Manor TX 78653

Ringo Ming-Ling, Yu Chi Sun, Wu  
707 Knollwood Dr  
Austin TX 78746

L&L Investment Enterprises LLC  
302 E 32nd St  
Austin TX 78705

Aurelio Jr Ponce  
200 W Parsons St  
Manor TX 78653

Billy C Duett  
Po Box 562  
Manor TX 78653

Maqil Inc  
PO Box 399  
Manor TX 78653

Moein M Hassan  
Po Box 140853  
Austin TX 78714



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** June 14, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

**Conduct a public hearing on a Preliminary Planned Unit Development (PUD) Site Plan for the Okra Tract Development, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX.**

***Applicant: Sotol Ventures***

***Owner: Dalton Wallace***

### BACKGROUND/SUMMARY:

This Preliminary PUD allows up to 325 single family lots with up to 80% of the lots being 50' and 20% being 60' wide. The minimum lot size is 6,000 (50' x 120') and the minimum dwelling unit size (heated/cooled area) is 1,700 sf.

There are 4.1 acres of C-2 Medium Commercial on FM 973 with certain uses prohibited.

The PUD is consistent with the land use designations in the Comprehensive Plan's Future Land Use Map with Commercial Corridor uses on FM 972 and Neighborhood uses between the commercial and Wilbarger Creek. The PUD is also consistent with the Trails Plan and Thoroughfare Plan in the Comprehensive Plan.

The PUD has 8.8 acres of non-floodplain, non-detention area parkland in three areas and connected by a trail system. The amount of parkland acreage exceeds code requirements by 3.88 acres. Within the parkland, they'll construct a 2-5 year old playground, 5-12 year old playground, minimum 20 stall parking lot, 10,000 sf dog park, minimum 20'x30' pavilion, and a basketball court. These are public amenities but maintained by the HOA.

Additionally, the owner is retaining the floodplain/open space but is dedicating an access easement for a regional trail that will be constructed with this PUD that connects to the Shadowglen trail(s) in the south and Monarch Ranch to the north, as well as internal trails that connect to the proposed Monarch Ranch internal trails. To provide a safe trail crossing across the collector road, a crosswalk with pedestrian-activated flashing lights will be installed.

Staff also recommends that one additional trail connection be made into Shadowglen from the sidewalk trail that extends from Allard Drive to the southern boundary of the Okra Tract.

The PUD also contains two unloaded collector roads that are 64' ROW, one of which is on our Thoroughfare Plan and would be a parallel north-south route to FM 973. This roadway, Silent Falls Way, would extend through Okra and Monarch Ranch, then cross Gregg Lane and extend north through the New Haven and Mustang Valley subdivisions to Anderson Lane ending at Schmidt Lane. Similar to Mustang Valley, New Haven and Monarch Ranch, the collector roads will have a 10' landscaping buffer along them and upgrading subdivision fencing with masonry columns.

TxDOT has provided and the developer has agreed in-lieu of a TIA they will extend the center turn lane from Tinajero to the northern connection of Suncrest with it tapering off past Suncrest. A right turn lane on southbound FM 973 will also be added. No signal is planned. Travis County also waived a TIA as the County roads that are being connected to within Shadowglen are built-out and no further improvements would be required. No existing city roads are being connected to so the city is not requiring a TIA as TxDOT has worked out the necessary mitigations with the developer.

<b>LEGAL REVIEW:</b>	<i>NO</i>
<b>FISCAL IMPACT:</b>	<i>NO</i>
<b>PRESENTATION:</b>	<i>YES</i>
<b>ATTACHMENTS:</b>	<i>YES</i>

- PUD Site Plan
- Rezoning Map
- Aerial Image
- FLUM & Dashboards

- FM 973 Improvement Area
- Collector Road Alignment
- Allard Drive Trail Connection
- Engineer Comments & Acceptance
- Public Notice and Labels

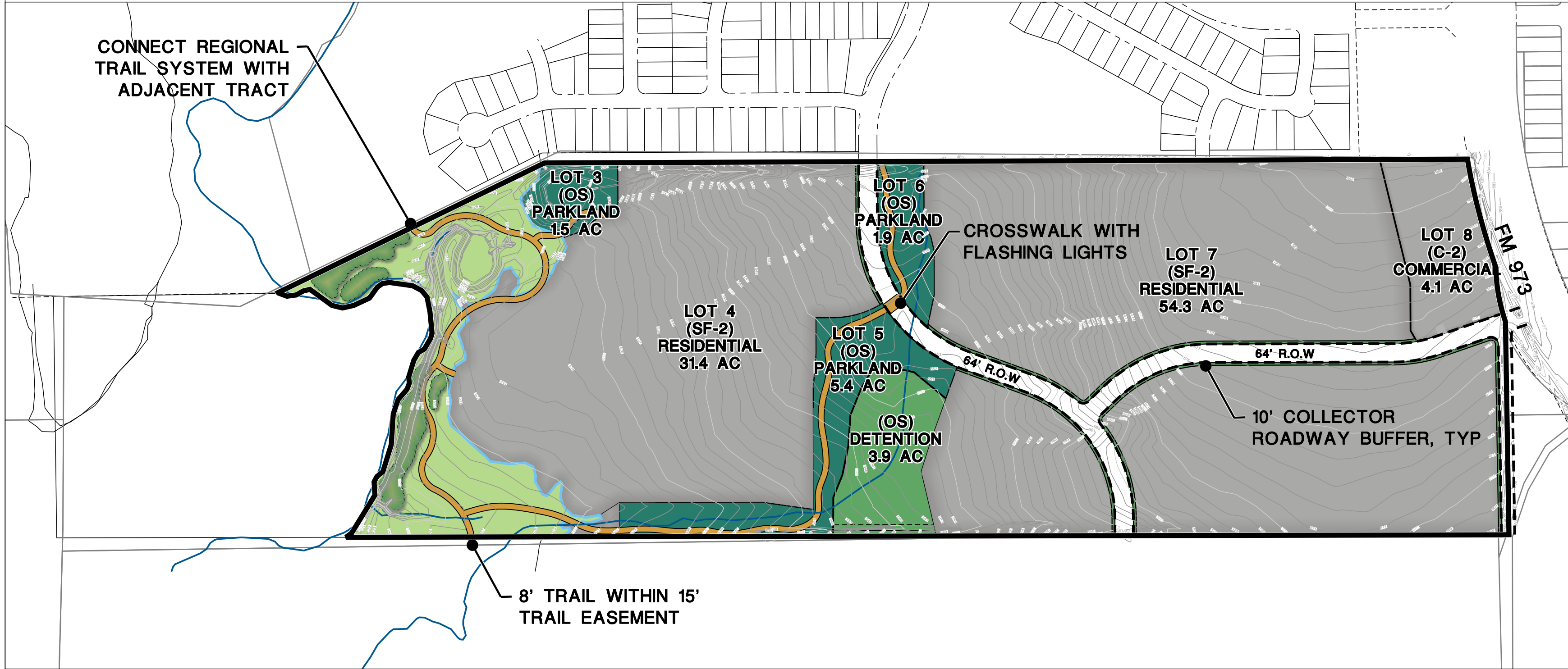
**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Preliminary Planned Unit Development (PUD) Site Plan for the Okra Tract Development, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX.

<b>PLANNING &amp; ZONING COMMISSION:</b>	<b>Recommend Approval</b>	<b>Disapproval</b>	<b>None</b>
--	---------------------------	--------------------	-------------



LAND USE PARCEL TABLE				LEGEND	
LAND USE	ACREAGE	LOTS	DENSITY		
(SF-2) RESIDENTIAL	86.0 ACRES	325 LOTS	3.7 DU/AC		PLAN BOUNDARY
(C-2) MEDIUM COMMERCIAL	4.1 ACRES	1 LOTS			PROPOSED RIGHT-OF-WAY
(OS) FLOODPLAIN (RETAINED BY OWNER)	10.9 ACRES	1 LOTS			CITY LIMITS
(OS) PARKLAND	8.8 ACRES	3 LOTS			8' TRAILS
(OS) DETENTION	3.9 ACRES	1 LOTS			
TOTAL	113.4 ACRES		2.9 DU/AC		



## PARK PLAN

### PARK LAND DEDICATION:

325 /66 x 1 = 4.9 8.8  
(number of dwelling units) (required park acreage) (proposed park acreage)

8' CONCRETE TRAILS 4,733 L.F.

#### A. Purpose and Intent

- The Okra Tract Planned Unit Development (PUD) is comprised of approximately 136.3 acres. The development of this Property is a combination of light commercial along FM 973 at the Eastern edge of the Property and a single-family detached residential community on the remainder of the Property.

#### B. Applicability and Base Zoning

- All aspects regarding the development of this PUD shall comply with the City of Manor Code of Ordinances, except as established in this exhibit, titled Final PUD Site Plan.
- For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Manor Code of Ordinances:

SF-2 (Single-Family Standard)  
C-2 (Medium Commercial)

#### C. Conceptual Site Layout and Land Use Plan

- The Land Use Plan has been attached to this PUD to illustrate the design intent for the Property. The Final PUD Site Plan is intended to serve as a guide to illustrate the general community vision and design concept and is not intended to serve as a final document.

#### D. Allowable/Prohibited Uses

- The allowable residential use shall be detached single-family dwellings on individually platted lots. The maximum residential lot count shall be three hundred and twenty five (325). Commercial uses shall be consistent with allowable C-2 (Medium Commercial) land uses as defined in Division 3, Section 14.02.017 of City of Manor Code of Ordinances except as modified herein.
- The following uses shall be prohibited within the C-2 area of the PUD:
  - Amusement (outdoor)
  - Automobile Repair (minor)
  - Automobile Repair (major)
  - Commercial Off-Street Parking
  - Contractor's Shop
  - Financial Services (alternative)
  - Funeral Services
  - Kennel
  - Laundry Services
  - Mini-Storage Warehouse
  - Off-Site Accessory Parking
  - Pawnshop
  - Recreational Vehicle Sales and Rental
  - Truck and Trailer Sales and Rental
  - Veterinary Service, Large

#### E. Residential Development Standards

- To ensure product diversity, the following single-family detached residential percentages shall apply to the residential district within this PUD:
  - A maximum of 80 percent (80%) of the total lots may have a width of less than sixty feet (60').
  - A minimum of 20 percent (20%) of the total shall have a width of sixty feet (60') or wider.
- The Okra Tract residential development will comply with the Development Standards set forth below:

#### RESIDENTIAL USES

Lot Area: 6,000 s.f. Minimum (fronted loaded garage)  
Lot Width: (minimum)50 ft.  
Front Setback: (minimum)25 ft.  
Side Setback: (minimum)5 ft.  
Street Side Setback: (minimum)15 ft.  
Rear Setback to residential:(minimum)10 ft.  
Rear Setback to commercial: 15 ft.  
Minimum dwelling unit size: 1,700 sq. ft.  
Maximum building coverage: 50%  
Maximum building coverage plus accessory structures: 60%

- Standards not listed follow code, as amended

#### F. Commercial Development Standards

- The Okra Tract commercial development shall comply with the C-2 (Medium Commercial) development standards set forth in the City of Manor Code of Ordinances, as amended.

#### G. Drainage Dedication and Facilities

- Residential drainage facilities shall utilize earthen berms and be designed with a curvilinear shape where possible. If concrete retaining walls are required in the design of detention facilities, such areas shall be limited to not more than forty percent (40%) of the perimeter of the pond.

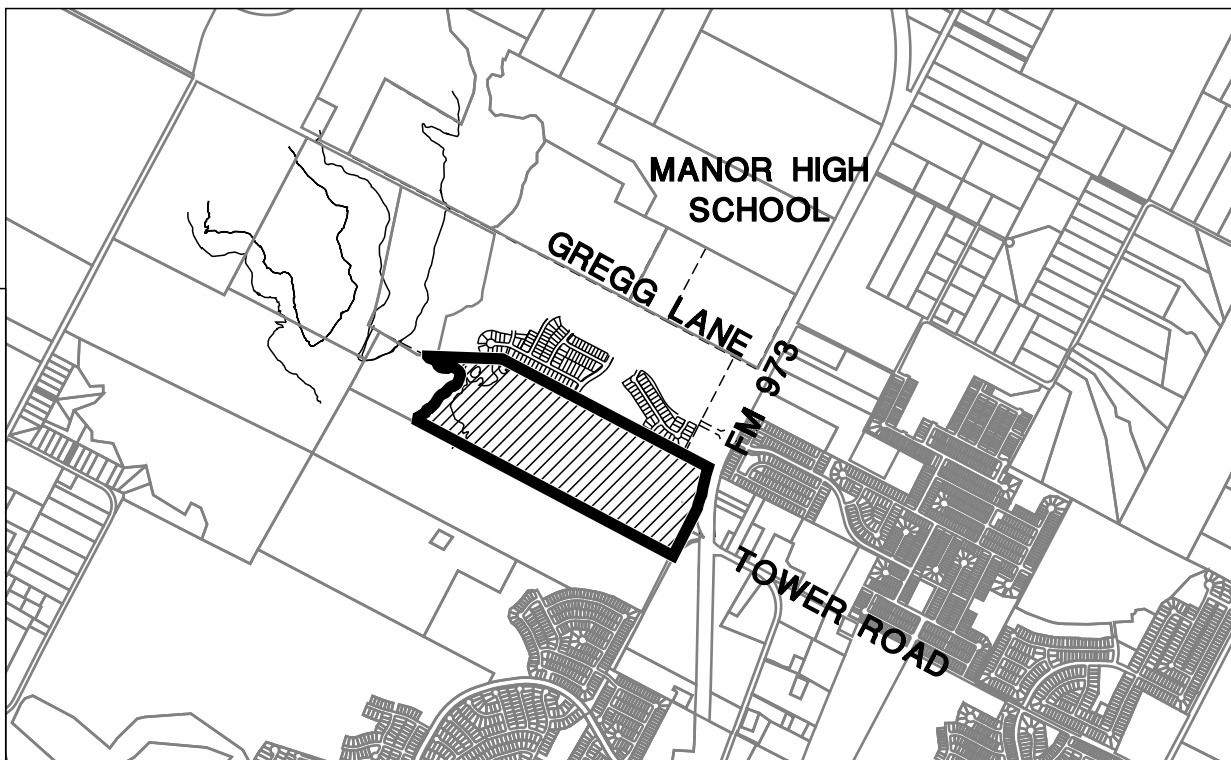
#### H. Parkland and Open Space

- This Final PUD Site Plan provides approximately 8.8 acres of park and open space with the dedication of three (3) tracts of land as illustrated on the Parks Plan on this sheet. The parks and open space will include detention facilities for the project, tree preservation areas, trail corridor easement and active programmed parkland.
- An eight-foot (8') concrete trail located within a fifteen-foot (15') public trail easement shall provide pedestrian/bike access along the owner retained floodplain connecting from the north property boundary to the south property boundary, as depicted on Park Plan. Trees shall be planted parallel to the concrete trail at a spacing of one (1) tree for every forty (40) linear feet. Trees shall be a minimum of three (3) inch caliper and selected from the Type A/B tree list of the City of Manor Code of Ordinances.
- Parkland amenities located within the Okra Tract PUD shall include a minimum of the following recreational elements: playground, parking area, dog park, picnic areas, picnic pavilion and open lawn/gaming area.
  - Age 5-12 playground
  - Age 2-5 playground
  - Parking area with a minimum of 20 parking spaces
  - Minimum 10,000 square foot dog park
  - Minimum 20 foot by 30 foot picnic pavilion
  - Basketball court
- The proposed parkland and public regional trail shall be dedicated to the City of Manor and privately maintained by the Okra Tract Homeowner's Association.

#### I. Landscaping

- Unloaded Collector Landscape Buffer.
  - For internal, unloaded collector roadways, a minimum ten (10) foot landscape buffer, measured from the edge of the collector right of way, shall be provided. One (1), minimum three (3) inch caliper, Type A large or Type B medium native tree (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.
  - Subdivision wall fence standard for fence walls along the unloaded collector roadways, a minimum (6) foot masonry walls with masonry columns a minimum of (200) foot apart.
- Storm Water Detention
  - Storm water detention facilities, if required shall be screened according to the requirements outlined in the City of Manor Code of Ordinances, Section 15.03.021 (f).
- All landscape buffers and walls shall be privately maintained by the Okra Tract Homeowners Association.

VICINITY MAP  
Scale: 1" = 1/2 Mile



**OKRA TRACT  
PRELIMINARY PUD SITE PLAN  
MANOR, TEXAS**

J:\220013-DWAL\Cadfiles\PLANNING\Submittals\PLUD Site Plan

Issued:	
1. PUD Submittal	2/10/2023
2.	
3.	
4.	
5.	
Revisions:	
1. 3/29/2023	
2.	
3.	
4.	
5.	
Issue Date: 2/10/2023	

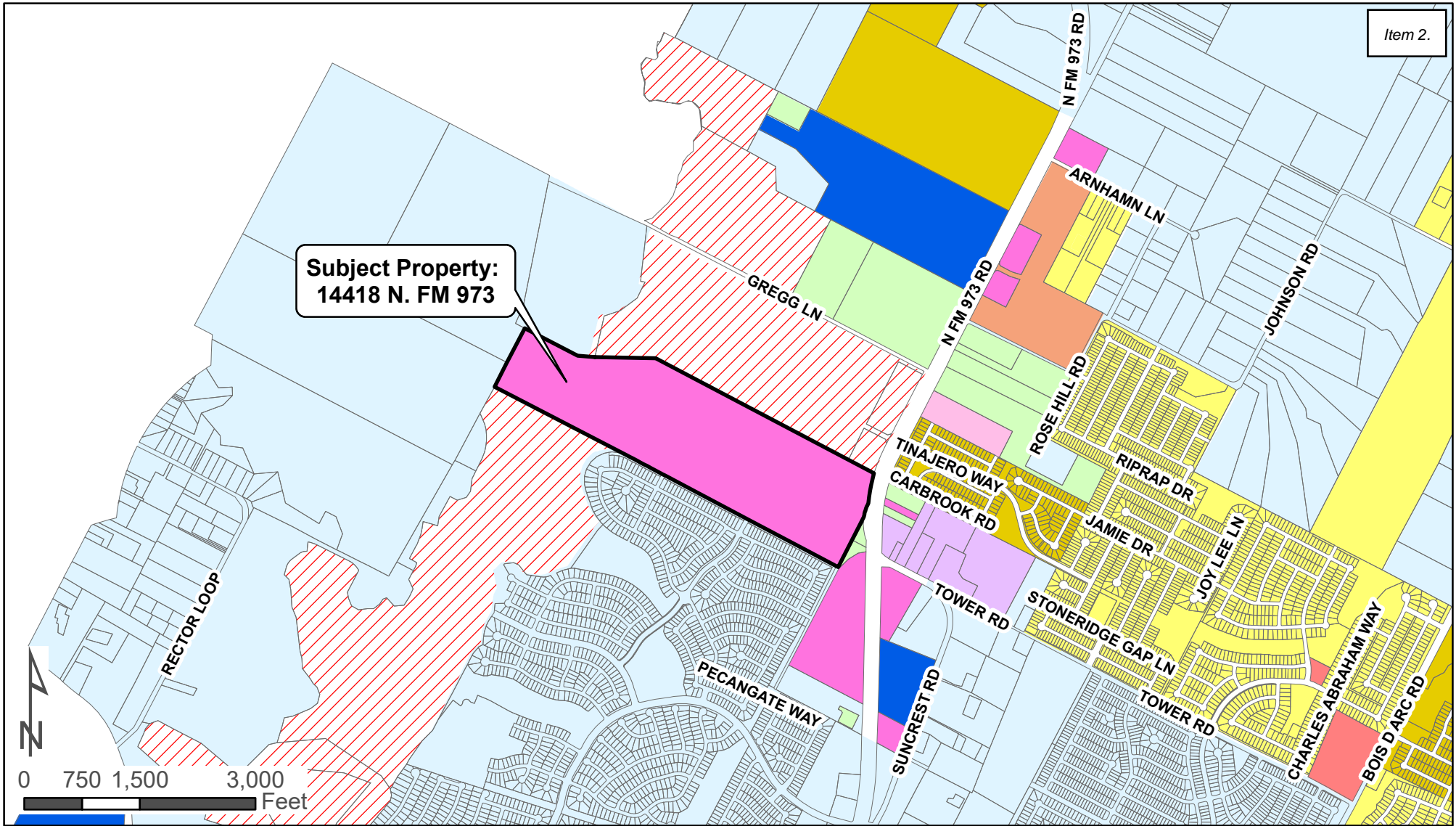
Drawn By: TW  
Reviewed By: MB

Project No.  
220013 - BBGR

SHEET 1 of 1

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SEC Planning, LLC

**Subject Property:**  
**14418 N. FM 973**



**Current:**  
**Medium Commercial (C-2)**

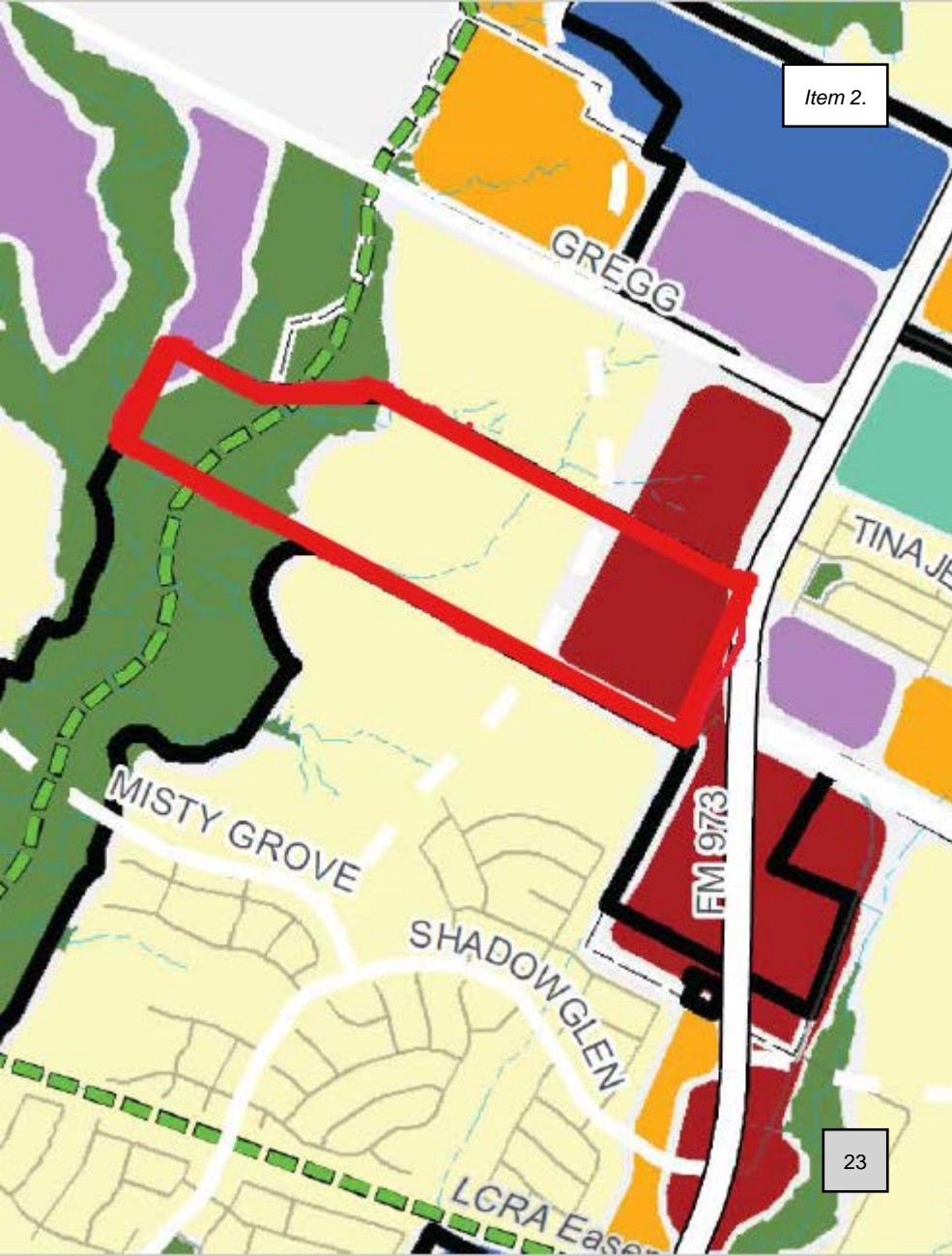
**Proposed:**  
**Planned Unit Development (PUD)**

**Zone**

A - Agricultural	GO - General Office
SF-1 - Single Family Suburban	C-1 - Light Commercial
SF-2 - Single Family Standard	C-2 - Medium Commercial
TF - Two Family	C-3 - Heavy Commercial
TH - Townhome	NB - Neighborhood Business
MF-1 - Multi-Family 15	DB - Downtown Business
MF-2 - Multi-Family 25	IN-1 - Light Industrial
MH-1 - Manufactured Home	IN-2 - Heavy Industrial
I-1 - Institutional Small	PUD - Planned Unit Development
I-2 - Institutional Large	ETJ



Item 2.



# COMMERCIAL CORRIDOR

Commercial Corridors consist of nonresidential land uses that meet the needs of both local and regional residents. This includes big box stores and multi-tenant commercial or retail uses.

They are typically located along high volume roadways or at high volume intersections and generate large amounts of sales tax revenue.

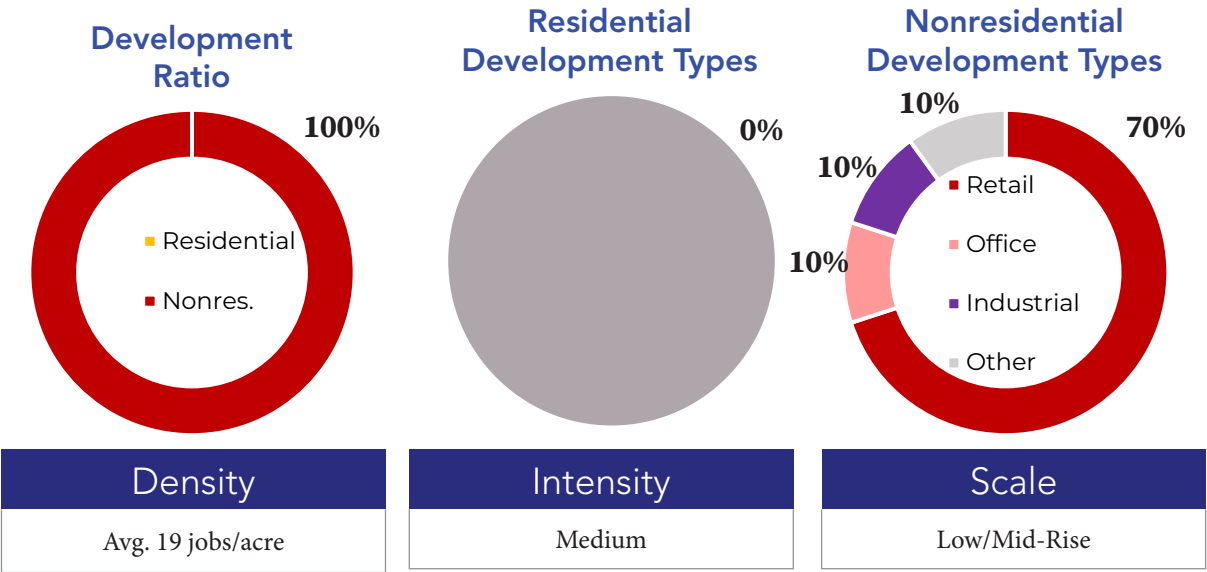
Commercial corridors often consist of traditional and suburban commercial development with large surface parking lots that front a major roadway or highway.

While it is recognized these corridors rely upon automobile accessibility and exposure, development should seek opportunities to leverage different forms with elements of mixed-use within the non-residential use framework. This introduces walkability for people once they arrive, reducing the number of trips and increasing the area’s appeal as a destination.

This district is especially appropriate for several needs that residents of Manor currently look elsewhere to provide, including:

- Healthcare services, including hospitals.
- Retail and entertainment.
- Specialized facilities that support workforce and skills development, such as information technology, skilled trades and advanced manufacturing.

Figure 3.6. Commercial Corridor Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered appropriate, as the Commercial Corridors are generally oriented towards uses that rely on access and visibility to major roadways and highways and residential is not encouraged along the major roadways and highways for environmental justice and quality of life reasons. The activity and traffic generated by Commercial Corridor uses is not compatible with residential housing.
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●○○○○	
Apartment House (3-4 units)	●○○○○	
Small Multifamily (8-12 units)	●○○○○	
Large Multifamily (12+ units)	●○○○○	May be nonresidential mixed-use, such as office over retail or some residential can be appropriate if deeper within a site and less proximate to the major roadways. Residential mixed-use can also be appropriate to support transition to adjacent, lower density or residential areas. To note, mixed-use buildings are typically considered the highest fiscally performing development type on a per-acre basis.
Mixed-Use Urban, Neighborhood Scale	●●●○○	
Mixed-Use Urban, Community Scale	●●●○○	Appropriate overall.
Shopping Center, Neighborhood Scale	●●●●●	
Shopping Center, Community Scale	●●●●●	Not considered appropriate due to limited potential for sales tax revenue generation and lower dependence on direct exposure to major roadways; can be appropriate if deeper within a site and less proximate to the major roadways, but should not be predominant use.
Light Industrial Flex Space	●●○○○	
Manufacturing	●○○○○	Not considered appropriate.
Civic	●●●●●	Considered supportive to the function of this future land use category; likely more functional facilities, such as utilities, rather than people-centered or community serving facilities.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

## NEIGHBORHOODS

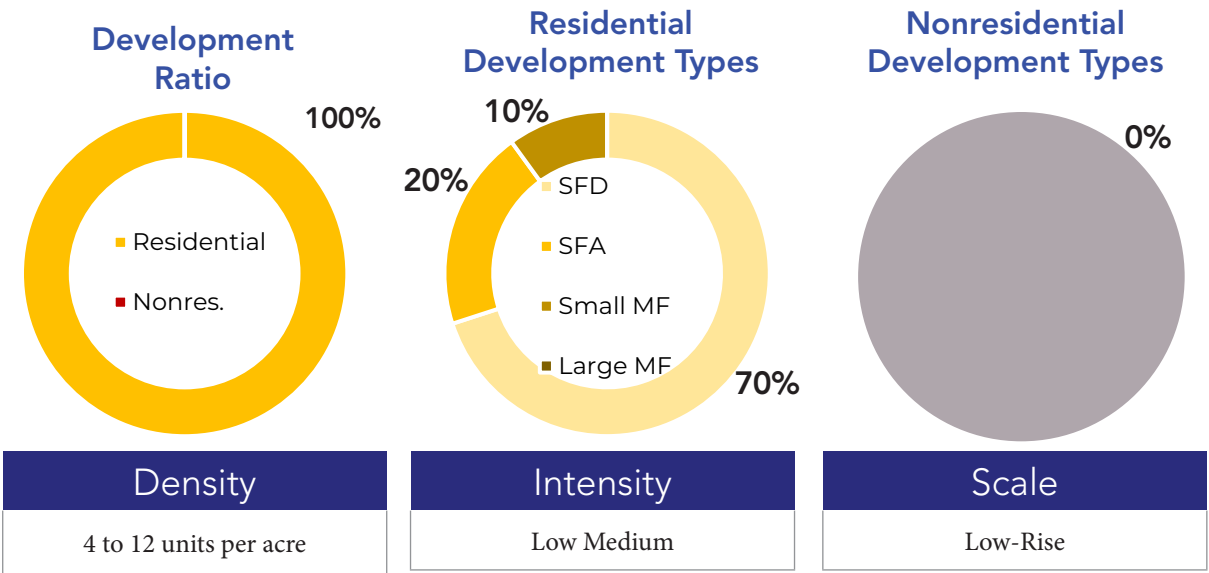
Residential one- and two-family/duplex homes make up the majority of this land use category. Some townhomes and lower density missing middle housing should be included to create diversity and housing choice and are good options to create transitions between neighborhoods and other land use areas. A mixture of housing types allows people to stay in the neighborhood even as their housing needs change, promoting long-term stability.

These housing types typically fall under the International Residential Code for one- and two-family dwellings, and can be financed via conventional Federally-backed mortgages.

While some neighborhood areas are currently adjacent to commercial centers, a more appropriate transition between the two would be the Mixed-Density Neighborhood land use categories.

Neighborhood lots are typically 5,000 square feet to 15,000 square feet for one- and two-family homes, with townhome lots being between 2,000 square feet and 3,000 square feet. Given the density expectations, smaller lot sizes should be offset by open space with an emphasis on creating interconnected greenways that connect neighborhoods to one another and to jobs, services, and parks.

Figure 3.4. Neighborhoods Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●●●●○	Appropriate overall, but with this housing type being so prominent in the City currently, seek to integrate with other forms of housing to create diversity and housing choice. Encourage diversity of lot sizes. Encourage joint driveways, alley access and rear parking.
SFD + ADU	●●●●●	Lot and site design should accommodate an ADU to the side or rear; ADU should be clearly secondary to the primary residence.
SFA, Duplex	●●●●●	Similar in character and lot standards to single-family detached; Joint/shared driveways encouraged, as well as alleys and rear parking; ADUs can be included consistent with the above.
SFA, Townhomes and Detached Missing Middle	●●●●●	Townhouses and Bungalow Courts should include at least 4 units, Pocket Neighborhoods 8-12 units. Functions best at corner properties (excluding townhomes). Encouraged especially when retail/services are nearby. Encourage joint driveways, alley access and rear parking. ADUs consistent with above.
Apartment House (3-4 units)	●●●●○	Can be part of a diverse housing type palette within the Neighborhood category. Similar in character and lot standards to SFD; functions best at corner properties. Encouraged especially when retail/services are nearby. Encourage joint driveways, alley access and rear parking.
Small Multifamily (8-12 units)	●●●○○	Scale is not typically appropriate with neighborhood-scale, unless adjacent to Neighborhood Mixed Use. May be appropriate as a transitional use from land use categories containing nonresidential uses.
Large Multifamily (12+ units)	●○○○○	Not considered appropriate, but may occur in other future land use categories adjacent to Neighborhoods.
Mixed-Use Urban, Neighborhood Scale	●○○○○	
Mixed-Use Urban, Community Scale	●○○○○	
Shopping Center, Neighborhood Scale	●○○○○	Not considered appropriate, but may occur in other future land use categories adjacent to Neighborhoods.
Shopping Center, Community Scale	●○○○○	Not considered appropriate.
Light Industrial Flex Space	●○○○○	
Manufacturing	●○○○○	
Civic	●●●●●	Considered supportive to the function and livability of this future land use category; government buildings, schools and community facilities can serve as activity hubs within neighborhoods.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

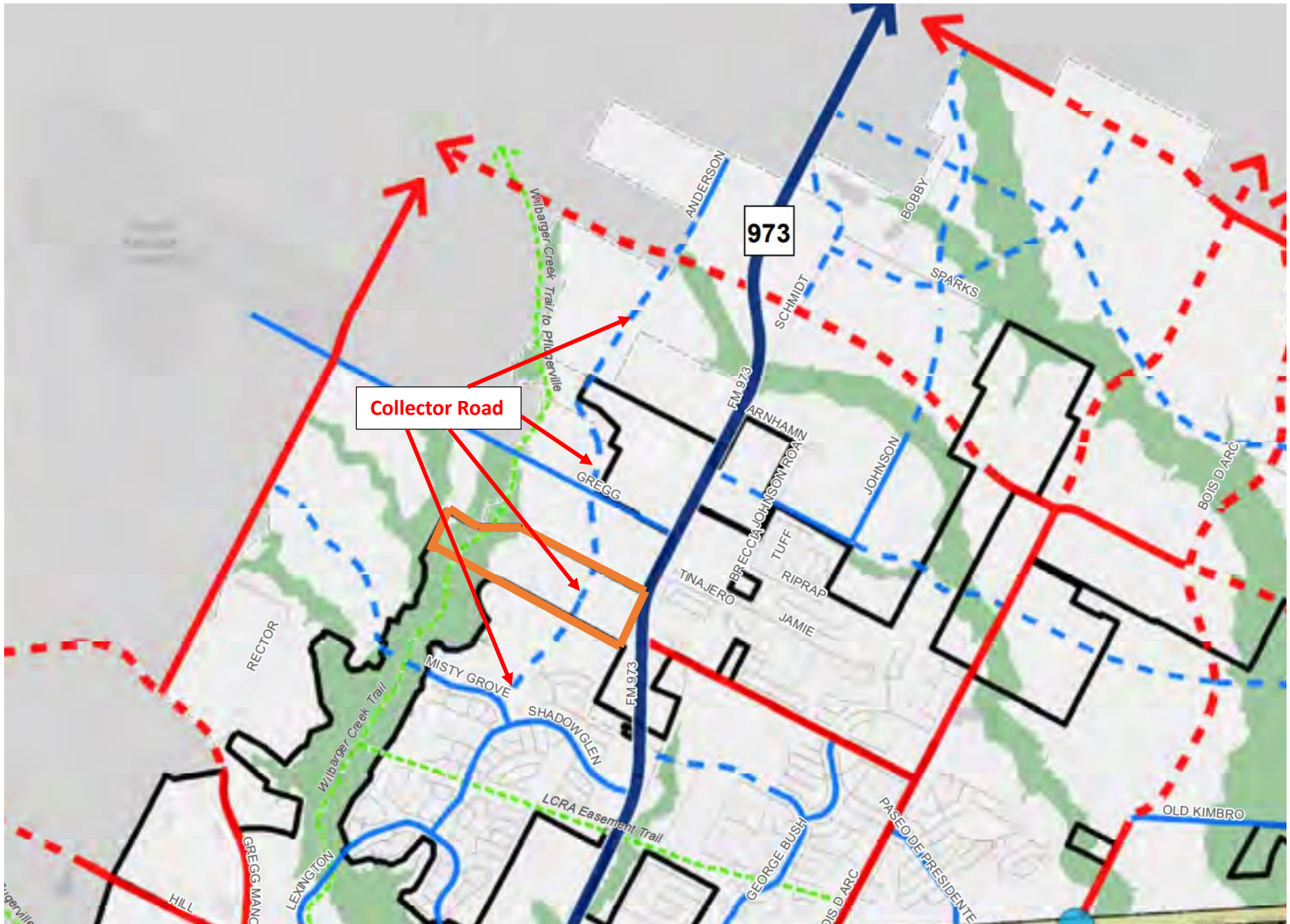
**APPROXIMATE CENTER TURN LANE IMPROVEMENT AREA: TINAJERO TO SUNCREST**

**RIGHT TURN LANE ON SOUTHBOUND FM 973 AT SITE DRIVEWAY**

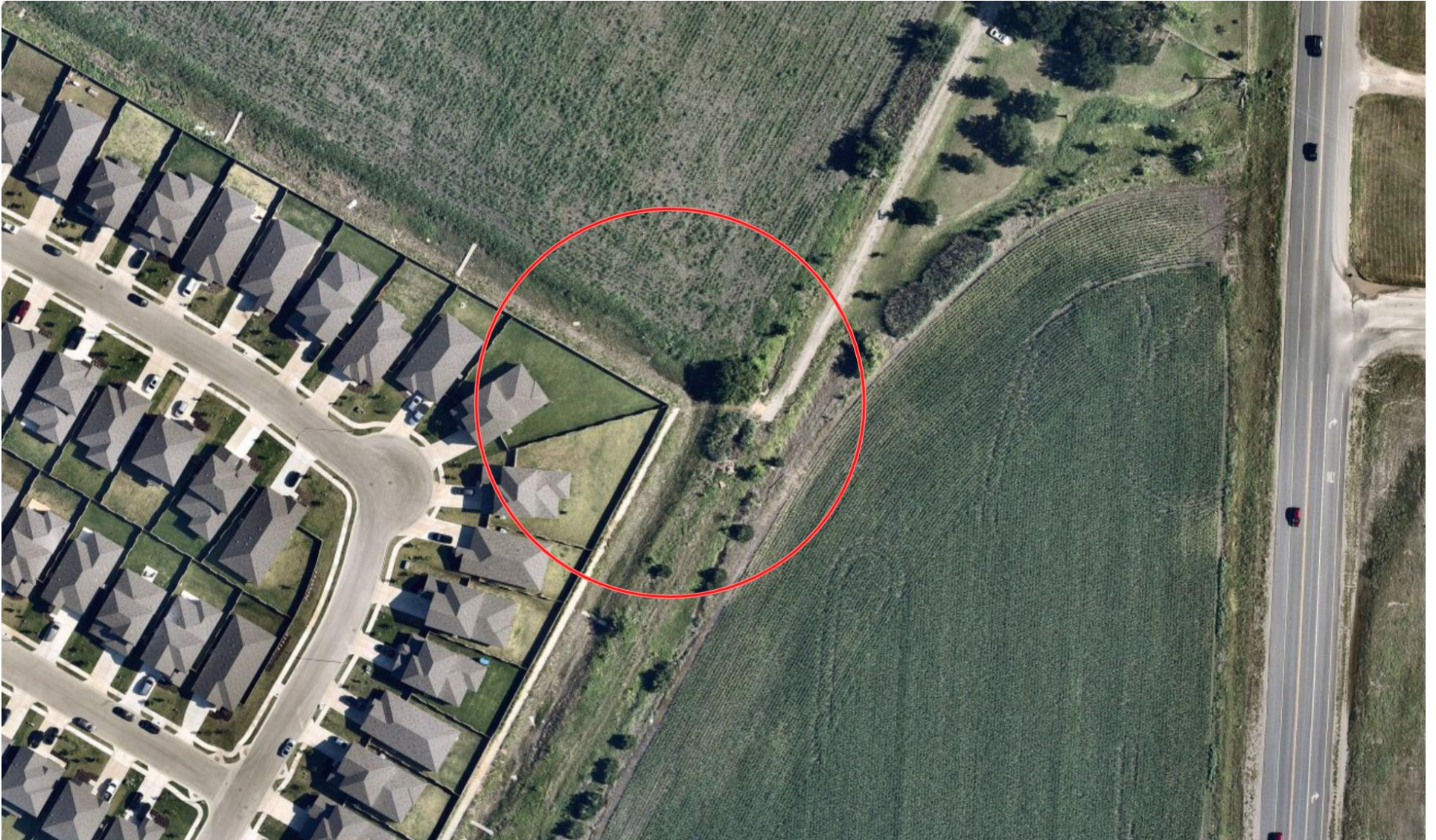


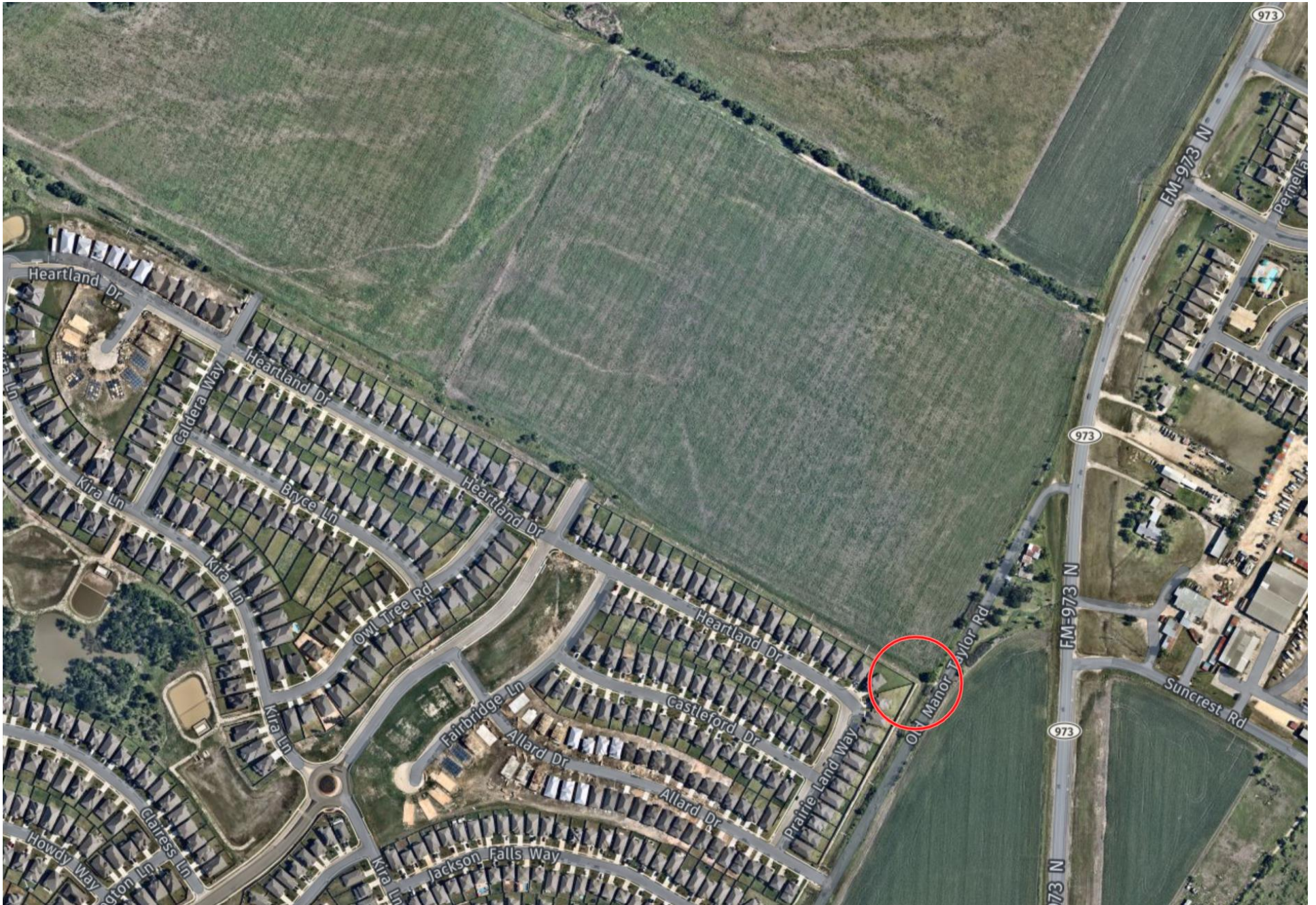
## COLLECTOR ROADWAY ALIGNMENT

Item 2.



**ADDITIONAL TRAIL CONNECTION AREA TO SHADOWGLEN AT ALLARD DRIVE**









1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Tuesday, March 21, 2023

Rachel Shanks  
Sotol Ventures

rshanks@sotolventures.com

Permit Number 2023-P-1515-ZO  
Job Address: 14418 Old Manor-Taylor Road, Manor, Austin, TX. 78653

Dear Rachel Shanks,

The first submittal of the Okra Tract PUD (*Zoning Request*) submitted by Sotol Ventures and received on May 12, 2023, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185.

### Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

#### **The following are Comments from the City Engineer:**

1. The drawing name should be Preliminary PUD Site Plan.
2. The P&Z Signature Block should say Preliminary PUD Site Plan.
3. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.
4. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial.
5. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.
6. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.
7. Trees should be planted along the trail located in Lot 3. The tree spacing should be 40 feet and the trees should be Type A/B per the City's Ordinance.
8. Landscape lots should be shown in the PUD. Buffer yards should be shown as well.
9. Landscape lots should be located outside of the right-of-way and should be maintained by the HOA.
10. Note 2 is missing from the Landscaping Notes.
11. Landscaping is required for all detention facilities.
12. The proposed trails should be maintained by the HOA.

#### **The following are comments from the City Planner:**

1. How much of the parkland is detention facilities. Detention areas can no longer be counted as parkland.
2. Remove note 4. The amenity center can't reduce public parkland.
3. Add a basketball court to the amenities. P&Z and City Council are requiring amenities for young adults.
4. Update P&Z chair to LaKesha Small
5. What is the depth of the commercial area? Commercial uses have a 25' landscaping buffer to residential along with a 15' streetscape landscaping requirement that cannot contain any buildings, parking or paving so the lot depth needs to be deep enough for a commercial site with that combined 40' of landscaping buffers/setbacks.
6. How much floodplain is there? Parkland and floodplain are listed as 10.9 acres, but the diagram only calls out parkland.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

A handwritten signature in blue ink, reading "Pauline M. Gray". The signature is cursive and fluid.

Pauline Gray, P.E.  
Lead AES  
GBA



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Tuesday, March 21, 2023

Rachel Shanks  
Sotol Ventures

rshanks@sotolventures.com

Permit Number 2023-P-1515-ZO  
Job Address: 14418 Old Manor-Taylor Road, Manor, Austin, TX. 78653

Dear Rachel Shanks,

The first submittal of the Okra Tract PUD (*Zoning Request*) submitted by Sotol Ventures and received on February 21, 2023, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185.

### Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

#### The following are comments from the City Planner:

1. How much of the parkland is detention facilities. Detention areas can no longer be counted as parkland.

Approximately 4 to 5 acres in the 7.5 acre central park is detention. Plan and park calculations have been revised to remove detention area. Please note this is zoning and the detention pond has not been engineered, so this is an approximate estimate.

2. Remove note 4. The amenity center can't reduce public parkland.

Amenity center has been removed from the PUD.

3. Add a basketball court to the amenities. P&Z and City Council are requiring amenities for young adults.

Added.

4. Update P&Z chair to LaKesha Small

Added.

5. What is the depth of the commercial area? Commercial uses have a 25' landscaping buffer to residential along with a 15' streetscape landscaping requirement that cannot contain any buildings, parking or paving so the lot depth needs to be deep enough for a commercial site with that combined 40' of landscaping buffers/setbacks.

Depth is approximately 290 feet. There is ample room for the required buffers and landscaping, parking and building in the commercial parcel.

6. How much floodplain is there? Parkland and floodplain are listed as 10.9 acres, but the diagram only calls out parkland.

Floodplain is 10.9 acres. Color and acreage are shown in the legend on the land use plan.

**The following are Comments from the City Engineer:**

1. The drawing name should be Preliminary PUD Site Plan.

Okay. Revised. On the Monarch PUD to the north we had to revise the language to say Final Site Plan.

2. The P&Z Signature Block should say Preliminary PUD Site Plan.

Okay. Revised

3. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.

Contour labels are on the lines. We increased the label size and have tried to create a higher resolution image so you can zoom in and read if you like.

4. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial.

Depth is 290 feet approximately.

5. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.

Since we are still in the entitlement process, the park area has not been designed. The list of amenities guaranteed are in the PUD language under H.3

6. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.

Please see attached Phase 1 Environmental Report.

7. Trees should be planted along the trail located in Lot 3. The tree spacing should be 40 feet and the trees should be Type A/B per the City's Ordinance.

The trail in Lot 3 is intended to meander around the existing trees along the creek. However, Section H.2 of the PUD already calls out trees every 40 feet along the trail.

8. Landscape lots should be shown in the PUD. Buffer yards should be shown as well.

The landscape buffers along the collector road are shown on the park plan and labeled accordingly. We added the buffers to the land use plan as well in case you missed them. Any other internal landscape lots are not defined at this zoning stage.

9. Landscape lots should be located outside of the right-of-way and should be maintained by the HOA.

The 10 foot wide landscape area has been added graphically along the collector roads. Other landscape lots will not be fully known until more detailed subdivision plans are prepared. The PUD already states that the landscape and parks will be maintained by the HOA.

10. Note 2 is missing from the Landscaping Notes.

Numbers have been re-formatted.

11. Landscaping is required for all detention facilities.

We call out in the PUD, Section L, that we will landscape the detention per the Manor ordinance.

12. The proposed trails should be maintained by the HOA.

Section H of the PUD requires parks and trails to be maintained by the HOA.

addressed with your plan resubmittal. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and the online portal to upload your drawings in PDF format.

Item 2.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is fluid and cursive, with the first name "Pauline" being more prominent than the last name "Gray".

Pauline Gray, P.E.  
Lead AES  
GBA



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Thursday, May 4, 2023

Rachel Shanks  
Sotol Ventures

rshanks@sotolventures.com

Permit Number 2023-P-1515-ZO  
Job Address: 14418 Old Manor-Taylor Road, Manor, Austin 78653

Dear Rachel Shanks,

The subsequent submittal of the Okra Tract PUD submitted by Sotol Ventures and received on May 12, 2023, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

## Engineer Review

The following comments have been provided by Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

### The following are comments from the city planner:

- i. ~~How much of the parkland is detention facilities. Detention areas can no longer be counted as parkland.~~
- ii. ~~Remove note 4. The amenity center can't reduce public parkland.~~
- iii. Add a basketball court to the amenities. P&Z and City Council are requiring amenities for young adults. Refer to question 7.
- iv. ~~Update P&Z chair to Lakesha Small~~
- v. ~~What is the depth of the commercial area? Commercial uses have a 25' landscaping buffer to residential along with a 15' streetscape landscaping requirement that cannot contain any buildings, parking or paving so the lot depth needs to be deep enough for a commercial site with that combined 40' of landscaping buffers/setbacks.~~
- vi. ~~How much floodplain is there? Parkland and floodplain are listed as 10.9 acres, but the diagram only calls out parkland.~~
- vii. Section H1 - update park acreage. Has 10.9 when the Parks Plan has 8.8
- viii. Section H3f - is "sports court" a basketball court?
- ix. Section I1 - add subdivision wall standard for fence walls along unloaded collectors: Minimum 6' masonry walls with masonry columns a minimum of 200' apart

### The following are comments from the city planner:

1. ~~The drawing name should be Preliminary PUD Site Plan.~~
2. ~~The P&Z Signature Block should say Preliminary PUD Site Plan.~~
3. ~~Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.~~
4. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial. **Provide a callout for the depth of the commercial portion. (290 feet approximately).**
5. ~~Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.~~
6. ~~The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.~~
7. ~~Trees should be planted along the trail located in Lot 3. The tree spacing should be 40 feet and the trees should be Type A/B per the City's Ordinance.~~
8. ~~Landscape lots should be shown in the PUD. Buffer yards should be shown as well.~~
9. ~~Landscape lots should be located outside of the right-of-way and should be maintained by the HOA.~~
10. ~~Note 2 is missing from the Landscaping Notes.~~
11. ~~Landscaping is required for all detention facilities.~~
12. ~~The proposed trails should be maintained by the HOA~~

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at /Manor/Parts/Blank, or by e-mail at [tshows@gbateam.com](mailto:tshows@gbateam.com).

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Tyler Shows  
Staff Engineer  
GBA



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Wednesday, May 24, 2023

Rachel Shanks  
Sotol Ventures

rshanks@sotolventures.com

Permit Number 2023-P-1515-ZO

Job Address: 14418 Old Manor-Taylor Road, Manor, Austin 78653

Dear Rachel Shanks,

The subsequent submittal of the Okra Tract PUD Site Plans submitted by Rachel Shanks and received by our office on May 12, 2023, has been reviewed for compliance with the City of Manor Zoning Ordinance 185. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

**Please submit a hard copy of the cover sheet to Scott Dunlop at the City of Manor for signatures. A copy of the signed cover sheet will be uploaded under project files on the my permit now website.**

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tyler Shows'.

Tyler Shows  
Staff Engineer  
GBA

Pauline Gray, P.E.  
Lead AES,  
Jay Engineering, A Division of GBA



5/31/2023

## City of Manor Development Services

### Notification for a Preliminary PUD Site Plan

Project Name: Orka Tract Preliminary PUD  
Case Number: 2023-P-1515-ZO  
Case Manager: Michael Burrell  
Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Preliminary Planned Use Development for the Okra Tract Subdivision located at 14418 N. FM 973, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Preliminary PUD for the Okra Tract Development, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX.**

***Applicant: Sotol Ventures***

***Owner: Dalton Wallace***

The Planning and Zoning Commission will meet at 6:30PM on 6/14/2023 at 105 East Eggleston Street in the City Hall Council Chambers.

City Council will meet at 7:00PM on 6/21/2023 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Preliminary PUD Site Plan has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

14420 Pernella Rd Intervivos Revocable Trust  
14420 Pernella Rd  
Manor, TX 78653

ANDERSSON CATHERINE & DANIEL  
13917 HEARTLAND DR  
Manor, TX 78653

Arthur Ray & Odette Vanessa Taylor  
14416 Pernella Rd  
Manor, TX 78653

BAJWA NAJM US SAQIB & TAHIRA NAJM  
139 HEARTLAND DR  
Manor, TX 78653

BIREDDY ANVESH REDDY  
14012 Heartland Dr  
Manor, TX 78653

BRASSELL REBECCA & PATRICK  
14005 HEARTLAND DR  
Manor, TX 78653

CABRERA KEVIN E & ISABEL S  
14401 HEARTLAND DR  
Manor, TX 78653

CITY OF MANOR  
105 E EGGLESTON ST  
Manor, TX 78653

CONROY KEVIN  
13916 Heartland Dr  
Manor, TX 78653

DAVIS ANISSA CHEREE & ARTHUR JR  
13925 HEARTLAND DR  
Manor, TX 78653

De Jesus-Martinez Ignacio ETAL  
14405 FM 973 N  
Manor, TX 78653

DEROCH MANDY BARBER  
14108 HEARTLAND DR  
Manor, TX 78653

DIACONU MARIANA & GERALD BRANDON TODD  
14420 Heartland Dr  
Manor, TX 78653

DICK GEOFFREY SCOTT & ANIKA VAN BOOM  
14316 HEARTLAND DR  
Manor, TX 78653

Enfield Partners LLC ETAL  
2303 Camino Alto  
Austin, TX 78746

GHAFFAR AAMIR & SOPHIA BAWANY  
13933 HEARTLAND DR  
Manor, TX 78653

Gliberto & Maria Estrada  
1411 FM 973 N  
Manor, TX 78653

GLORIA ALVARO F  
13904 Heartland Dr  
Manor, TX 78653

GUZMAN MASON ANDREW  
14208 HEARTLAND DR  
Manor, TX 78653

HAYNES BUCHANAN CAROL M  
14200 HEARTLAND DR  
Manor, TX 78653

Henrietta Velasquez  
14315 Old Manor-Taylor Rd  
Manor, TX 78653

JACKSON NICOLETTE & CARSON JAMES GOSSETT  
14029 Heartland Dr  
Manor, TX 78653

JAIN KRITIKA & ANAND BHAVANE JAYANTI  
14032 Heartland Dr  
Manor, TX 78653

JEFF 1 LLC  
5001 PLAZA ON THE LATE #200  
Austin, TX 78746

JOHN LIPIKA R & SHERVIN AMBANATTU BABU  
13901 Heartland Dr  
Manor, TX 78653

Juan Chaparro  
14408 Pernella Rd  
Manor, TX 78653

KALE MICHAEL & LASHONDRA M  
14013 HEARTLAND DR  
Manor, TX 78653

Kristine & Matthew Escobedo  
14400 Pernella Rd  
Manor, TX 78653

KURIAN CLEMENT & LIZ MANDAPATHIL  
14004 Heartland Dr  
Manor, TX 78653

LAKE ELIJAH & KANESHA  
14301 HEARTLAND DR  
Manor, TX 78653

LEKCAM Communication LLC  
16404 Marcello Dr  
Pflugerville, TX 78660

LEONARD SCOTT  
13921 Heartland Dr  
Manor, TX 78653

MADHYASTHA SUHASA & ASHRITHA PURADAMANE  
BALACHANDRA  
14309 HEARTLAND DR  
Manor, TX 78653

Mary Clark  
14404 Pernella Rd  
Manor, TX 78653

Masrur Reza, Mustafa Ali Reza Chowdhury, Fauzia Zaman  
14412 Pernella Rd  
Manor, TX 78653

MCCUE KEVIN & BRITTANY BAMBERG  
14033 Heartland Dr  
Manor, TX 78653

Meritage Homes of Texas LLC  
611 S Congress Ave, suite 510  
Austin, TX 78704

Meritage Homes of Texas LLC  
17101 Orinda Lane  
Pflugerville, TX 78660

Monarch Ranch at Manor LLC  
310 Enterprise Dr.  
Oxford, MS 38655

PADILLA ELIAS JOSE  
14308 HEARTLAND DR  
Manor, TX 78653

PERRY HOMES LLC  
PO BOX 34306  
Houston, TX 77234

Roy & Frank Velasquez  
14301 Old Manor-Taylor Rd  
Manor, TX 78653

RUSSELL RACHEL R & WILLIAM B WRIGHT  
14421 HEARTLAND DR  
Manor, TX 78653

RUST CREEK LLC  
9606 OLD MANOR RD #1  
Austin, TX 78724

SAMUEL ANCY & SIJU THOMAS VARGHESE  
14325 HEARTLAND DR  
Manor, TX 78653

SANTIAGO JONA FATIMA P & HONOFRE JOEY  
14017 HEARTLAND DR  
Manor, TX 78653

SG LAND HOLDINGS LLC  
2646 DUPONT DR STE 60 PMB 520  
Irvine, CA 92612

SG LAND HOLDINGS LLC  
2646 DUPONT DR STE 60 PMB 520  
Irvine, CA 92612

SG LAND HOLDINGS LLC  
2646 DUPONT DR STE 60 PMB 520  
Irvine, CA 92612

SNELL TYLER & MATTIE  
13908 HEARTLAND DR  
Manor, TX 78653

SNYDER JACOB ADAM  
13913 HEARTLAND DR  
Manor, TX 78653

SORATHIA BHARGAV  
3472 Fitzsimmons Cmn  
Fremont, CA 94538

SRIHARI FNU & PRIYANKA PUPPALA  
14009 Heartland Dr  
Manor, TX 78653

Stanley & Sandra Voelker  
14401 FM 973 N  
Manor, TX 78653

STEVES DANIEL & JANELLE  
14400 HEARTLAND DR  
Manor, TX 78653

STEWART MARIANNE K & LARRY N  
14300 HEARTLAND DR  
Manor, TX 78653

STONE LEISA M & ZACHARY P  
14413 HEARTLAND DR  
Manor, TX 78653

SUTT DYLAN J  
14104 Heartland Dr  
Manor, TX 78653

THOMPSON MATTHEW  
14505 HEARTLAND DR  
Manor, TX 78653

Timmerman Commercial Investments LP  
501 Vale ST  
Austin, TX 78746

TRIPATHI ANKIT MANI  
14205 HEARTLAND DR  
Manor, TX 78653

UNAL BELGIN & AYHAN  
14320 HEARTLAND DR  
Manor, TX 78653

VALENZUELA MELINDA S & MATTHEW R  
14204 HEARTLAND DR  
Manor, TX 78653

WANG YILI & YUNQING XIA  
14001 HEARTLAND DR  
Manor, TX 78653

WEISS KERMIT R & EMMAGENE  
PO BOX 25  
Manor, TX 78653

WILLIAMS LAURA  
14305 HEARTLAND DR  
Manor, TX 78653

YINGST ALEX BICERA  
13920 Heartland Dr  
Manor, TX 78653

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## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** June 14, 2023

**PREPARED BY:** Scott Dunlop, Director

**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Subdivision Concept for the New Haven, two hundred seventy-eight (278) lots on 90.3 acres, more or less, and being located near the intersection of Gregg Ln and FM 973, Manor, TX.

*Applicant: Jones Carter*

*Owner: Gregg Lane Dev., LLC*

### BACKGROUND/SUMMARY:

This Concept Plan has been approved by our engineers and is in conformance with the approved New Haven Planned Unit Development zoning. The Concept Plan shows the phases, land uses, and major roadways. Details on lots, minor roadways, drainage, and utilities is part of Preliminary Plat and Construction Plans which are filed later.

The subdivision is planned with 271 residential, 1 commercial lot, 1 utility lot (storage tank site), 2 park lots, and 1 open space lot.

**LEGAL REVIEW:** NO

**FISCAL IMPACT:** NO

**PRESENTATION:** NO

**ATTACHMENTS:** YES

- Concept Plan
- Engineer Comments
- Conformance Letter
- Public Notice
- Mailing Labels

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Subdivision Concept for the New Haven, two hundred seventy-eight (278) lots on 90.3 acres, more or less, and being located near the intersection of Gregg Ln and FM 973, Manor, TX.

**PLANNING & ZONING COMMISSION:** Recommend Approval Disapproval None

DEVELOPER/LAND OWNER:

GREGG LANE DEV., LLC  
101 PARKLANE BLVD., STE. 102  
SUGAR LAND, TX 77478

ENGINEER/SURVEYOR/PLANNER:



3100 Alvin Devane Boulevard, Suite 150  
Austin, Texas 78741-7425  
(512) 441-9493 (Phone)  
(512) 445-2286 (Fax)

ZONING: SFR

FUTURE LAND USE: NEIGHBORHOOD RESIDENTIAL/RURAL

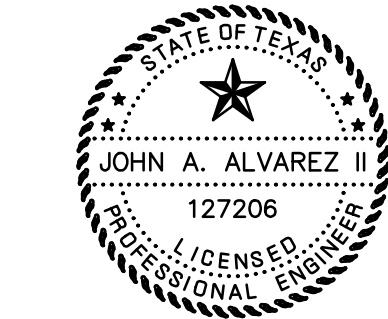
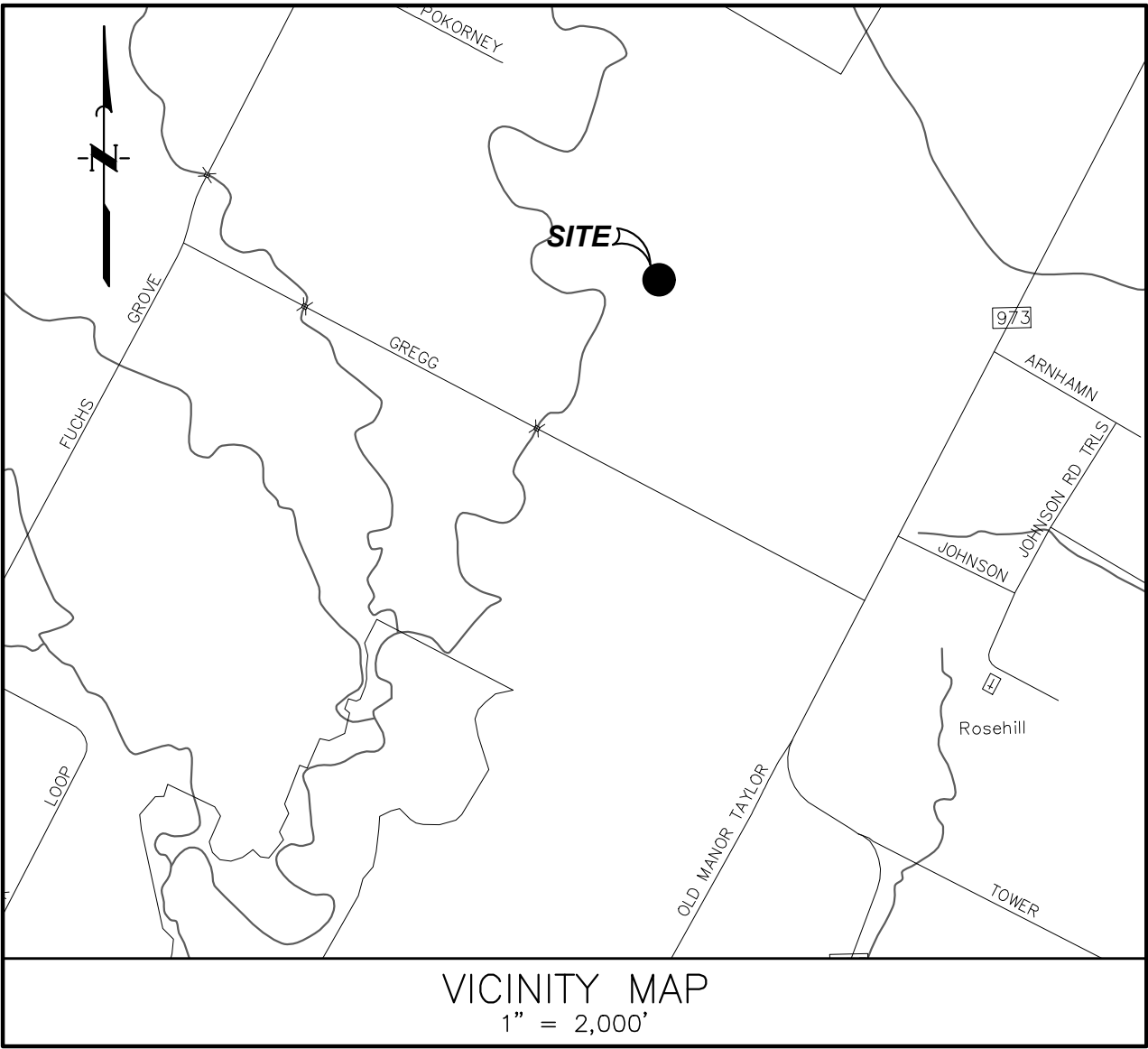
SUBMITTAL DATE: DECEMBER 14, 2021

REVISED DATE: APRIL 2023

PARKLAND NOTE: PARKLAND REQUIREMENTS WILL BE SATISFIED WITH FEE-IN-LIEU

# NEWHAVEN CONCEPT PLAN

CITY OF MANOR, TX NOVEMBER 2022



4/28/2023

*[Signature]*

INDEX OF DRAWINGS

SHEET #	TITLE
1.	COVER SHEET & INDEX
2.	CONCEPT PLAN

CONSTRUCTION OF NEW HAVEN TRACT WILL BE COMPLETED IN FOUR PHASES AND IS PROPOSED TO BEGIN IN Q3 OF 2023.  
PHASE 1: Q3 OF 2023  
PHASE 2: Q3 OF 2024  
PHASE 3: Q3 OF 2025  
PHASE 4: Q3 OF 2026

THE NEW HAVEN DEVELOPMENT IS ESTIMATED TO GENERATE 6,564 NEW DAILY TRIPS WITH 325 OF THOSE NEW TRIPS OCCURRING DURING THE AM PEAK HOUR, AND 400 NEW TRIPS OCCURRING IN THE PM PEAK HOUR.

NEWHAVEN		
LOT	ACRE	LUE'S
SINGLE FAMILY RESIDENTIAL (271 LOTS)	59.40	271.00
NATURE PRESERVE	12.50	
OPEN SPACE	7.10	
COMMERCIAL	2.50	50.00
UTILITY	2.00	
TRAILS	2.00	
COLLECTOR	4.80	
TOTAL	90.30	321

CITY OF MANOR ACKNOWLEDGEMENTS

THIS CONCEPT PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_ A.D.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
JULIE LEONARD, CHAIRPERSON LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_ A.D.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
DR. CHRISTOPHER HARVEY LLUVIA T. ALMARAZ,  
MAYOR OF THE CITY OF MANOR, TEXAS CITY SECRETARY



a concept plan for

# NEWHAVEN

± 90.3 ACRES OF LAND

prepared for

## ASHTON GREY DEVELOPMENT

**META**  
PLANNING + DESIGN

24285 Katy Freeway, Ste. 525  
Katy, Texas 77494  
Tel: 281-810-1422

MTA-78007  
APRIL 25, 2023

SCALE  
0 100 200 400

2 OF 2

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Tuesday, February 8, 2022

Justin Morris  
Jones Carter  
3100 Alvin Devane Blvd  
Austin 78741  
jmorris@jonescarter.com

Permit Number 2021-P-1395-CP  
Job Address: GREGG LN TX, Manor, TX. 78653

Dear Justin Morris,

The first submittal of the New Haven Concept Plan - Gregg Lane Development (*Concept Plan*) submitted by Jones Carter and received on April 27, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

### Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

- ~~1. The City signature blocks should be included on the Cover Sheet.~~
- ~~2. The proposed development is not currently zoned and needs to be annexed into the City.~~
- ~~3. Pflugerville is misspelled.~~
- 4. The proposed road running along the proposed SF-1 needs to match what is planned by the City and the adjacent development. The proposed alignment of the road appears to go through the buffer requested by the seller. The eastern lot owned by the seller needs to be a minimum of 8 acres. It does not appear that the roadway has been adjusted.**
- 5. Parkland should be provided and shown on the concept plan. Floodplain is not counted towards parkland. Please review Code of Ordinances Chapter 10 Section 48 in the Code of Ordinances for parkland requirements. Provide documentation that City Council has approved the fee in lieu.**
- 6. For the proposed project a minimum of 4.12 contiguous acres of parkland is required. Provide documentation that the fee in lieu has been approved.**
- ~~7. The location map should be to a scale of 1"=2000' and show the area within one (1) mile radius of the proposed subdivision.~~
- ~~8. Please label the elevations on topography in order for the intervals to be verified.~~

~~9. Proposed major categories of land use by acreage should be provided. This includes residential, commercial, open space, parkland.~~

~~10. The proposed number of residential and non-residential lots should be provided along with the estimated number of LUEs for each category of lots and traffic volume to be generated by all proposed development other than single-family residential.~~

**11. Proposed and existing arterial and collector streets to serve the area should be shown on the concept plan.**

~~12. The locations of proposed parks and other public uses should be shown on the concept plan.~~

~~13. A proposed phasing plan should be provided for the project.~~

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA

December 5, 2022

Pauline Gray, P.E.  
Jay Engineering, Division of GBA  
1500 Country Road 269  
Leander, Tx 78641  
PO Box 2029  
Leander, Tx 78646-2029

**RE: New Haven Concept Plan- Gregg Lane Development**

Dear Ms. Gray:

We are submitting a comment response letter to address the comments received regarding the first submittal of the New Haven Concept Plan for compliance with the City of Manor Subdivision Ordinance 263B.

1. The City signature blocks should be included on the Cover Sheet.

[Response: The signature block has been added to the cover sheet.](#)

2. The proposed development is not currently zoned and needs to be annexed into the City.

[Response: The PUD process is currently in progress.](#)

3. Pflugerville is misspelled.

[Response: The spelling of Pflugerville has been corrected in all instances.](#)

4. The proposed road running along the proposed SF-1 needs to match what is planned by the City and the adjacent development. The proposed alignment of the road appears to go through the buffer requested by the seller.

[Response: The roadway alignment has been modified to match the plan by the City and the adjacent development.](#)

5. Parkland should be provided and shown on the concept plan. Floodplain is not counted towards parkland. Please review Code of Ordinances Chapter 10 Section 48 in the Code of Ordinances for parkland requirements.

[Response: Parkland will be provided for via fee in lieu.](#)

6. For the proposed project a minimum of 4.12 contiguous acres of parkland is required.

[Response: Parkland will be provided for via fee in lieu.](#)

7. The location map should be to a scale of 1"=2000' and show the area within one (1) mile radius of the proposed subdivision.

Response: The location map has been updated and scaled on the cover sheet.

8. Please label the elevations on topography in order for the intervals to be verified.

Response: The elevations were added to the concept plan.

9. Proposed major categories of land use by acreage should be provided. This includes residential, commercial, open space, parkland.

Response: A table on the cover sheet was added to show the major categories of land use by acreage.

10. The proposed number of residential and non-residential lots should be provided along with the estimated number of LUEs for each category of lots and traffic volume to be generated by all proposed development other than single-family residential.

Response: The proposed LUEs for each category for each category were provided on the cover sheet. Additionally, the traffic volume is provided on the cover sheet.

11. Proposed and existing arterial and collector streets to serve the area should be shown on the concept plan.

Response: The proposed and existing arterial and collector streets have been shown on the plan.

12. The locations of proposed parks and other public uses should be shown on the concept plan.

Response: Parks will be provided for via fee in lieu and all other uses are being shown.

13. A proposed phasing plan should be provided for the project.

Response: A phasing plan has been outlined on the cover sheet and shown on the concept plan.

#### **END OF REPORT**

If you have any questions or require additional information, please call me at (210) 386-8112.

Sincerely,

John Alvarez, P.E.  
Project Manager

JAA/elc

K:\16759\16759-0007-02 Newhaven Subdivision\Project Management\Correspondence\Out\City of Manor\Concept Plan



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Tuesday, December 27, 2022

Justin Morris  
Jones Carter  
3100 Alvin Devane Blvd  
Austin 78741  
jmorris@jonescarter.com

Permit Number 2021-P-1395-CP  
Job Address: GREGG LN TX, Manor 78653

Dear Justin Morris,

The subsequent submittal of the New Haven Concept Plan - Gregg Lane Development submitted by Jones Carter and received on April 27, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

#### Engineer Review

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~~13. A proposed phasing plan should be provided for the project.~~

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at [pgray@gbateam.com](mailto:pgray@gbateam.com).

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA

April 26, 2023

Pauline Gray, P.E.  
Jay Engineering, Division of GBA  
1500 Country Road 269  
Leander, Tx 78641  
PO Box 2029  
Leander, Tx 78646-2029

**RE: New Haven Concept Plan- Gregg Lane Development 2021-P-1395-CP**

Dear Ms. Gray:

We are submitting a comment response letter to address the comments received regarding the second submittal of the New Haven Concept Plan for compliance with the City of Manor Subdivision Ordinance 263B.

1. The proposed road running along the proposed SF-1 needs to match what is planned by the City and the adjacent development. The proposed alignment of the road appears to go through the buffer requested by the seller. The eastern lot owned by the seller needs to be a minimum of 8 acres. It does not appear that the roadway has been adjusted.

[Response: The roadway alignment has been modified to match the request by the City to have the eastern lot of 8 acres.](#)

2. Parkland should be provided and shown on the concept plan. Floodplain is not counted towards parkland. Please review Code of Ordinances Chapter 10 Section 48 in the Code of Ordinances for parkland requirements. Provide documentation that the City Council has approved the fee in lieu.

[Response: Parkland will be provided for via fee in lieu as per approved Development Agreement on April 19, 2023.](#)

3. For the proposed project a minimum of 4.12 contiguous acres of parkland is required. Provide Documentation that the fee in lieu has been approved.

[Response: Parkland will be provided for via fee in lieu as per approved Development Agreement on April 19, 2023. Below is the snippet for parkland section in the Newhaven development Agreement.](#)

**4.07. Parkland/Open Space.**

To satisfy the City Rules, the Project will pay a fee-in-lieu of parkland dedication in the amount of \$550.00 per residential lot. In addition to the City Rules, and in exchange for the City's consideration of the PUD and PID, the Developer has agreed that the Project will also contain various parks, open space, trails and a nature preserve, as generally shown in **Exhibit "D"** (the **"Public Amenities"**). Developer shall grant to the City a Public Access Easement in a form agreed upon by the Parties upon the City's approval of the final plat for the portion of the Property in which the applicable Public Amenities are contained. All Public Amenities shall be maintained by the Developer or the Owner's Association.



4. Proposed and existing arterial and collector streets to serve the area should be shown on the concept plan.

Response: The proposed collector and existing arterial (Gregg Lane) have been shown on the plan and labeled.

**END OF REPORT**

If you have any questions or require additional information, please call me at (210) 386-8112.

Sincerely,

A handwritten signature in black ink, appearing to read "John Alvarez", with a large, stylized flourish extending to the right.

John Alvarez, P.E.  
Project Manager

JAA/FR

K:\16759\16759-0007-02 Newhaven Subdivision\Project Management\Correspondence\Out\City of Manor\Concept Plan



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Wednesday, May 10, 2023

Justin Morris  
Jones Carter  
3100 Alvin Devane Blvd  
Austin 78741  
jmorris@jonescarter.com

Permit Number 2021-P-1395-CP  
Job Address: GREGG LN TX, Manor 78653

Dear Justin Morris,

We have conducted a review of the concept plan for the above-referenced project, submitted by Justin Morris and received by our office on April 27, 2023, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

**Please submit a hard copy of the Concept Plan to Scott Dunlop at the City of Manor for signatures. A copy of the signed Concept Plan will be uploaded under project files on the my permit now website.**

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads 'Pauline M. Gray'.

Pauline Gray, P.E.  
Lead AES  
GBA



5/31/2023

## City of Manor Development Services

# Notification for a Subdivision Concept Plan

Project Name: New Haven Concept Plan - Gregg Lane Development  
 Case Number: 2021-P-1395-CP  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Concept Plan for New Haven located near the intersection of Gregg Ln and FM 973, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Subdivision Concept for the New Haven, two hundred seventy-eight (278) lots on 90.3 acres, more or less, and being located near the intersection of Gregg Ln and FM 973, Manor, TX.**

***Applicant: Jones Carter***

***Owner: Gregg Lane Dev., LLC***

The Planning and Zoning Commission will meet at 6:30PM on June 14, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Subdivision Concept Plan has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

ENFIELD PARTNERS LLC ETAL  
(1793955)  
2303 CAMINO ALTO  
AUSTIN TX 78746-2404

PEARCE HELEN LUCILLE LIFE  
ESTATE (1879647)  
15701 ANDERSON RD  
MANOR TX 78653-3580

DEARING HARRY LEONARD JR  
(1499099)  
71 INDIAN CLOVER DR  
THE WOODLANDS TX 77381-2590

PFLUGERVILLE ISD (244029)  
PO BOX 589  
PFLUGERVILLE TX 78691-0589

BOARD OF TRUSTEES OF THE  
MANOR (1680502)  
% DENNIS ANDERSON ETAL

LUTZ JAMES T & ALEXANDRA  
CARRILLO (233410)  
14812 FM 973 N

GAB MANOR LLC (1895124)  
4517 THREE ARROWS CT  
CEDAR PARK TX 78613

AQUA WATER SUPPLY CORP  
(533815)  
PO BOX P  
BASTROP TX 78602-1989



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** June 14, 2023

**PREPARED BY:** Scott Dunlop, Director

**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Subdivision Preliminary Plat for the Entrada Glen Apartments, three (3) lots on 13.22 acres, more or less, and being located at the intersection of Gregg manor Road and W Parsons Street, Manor, TX.

*Applicant: Carney Engineering, PLLC*

*Owner: Carney Engineering, PLLC*

### BACKGROUND/SUMMARY:

This Preliminary Plat has been approved by our engineers. The plat contains three lots: Lot 1 is zoned MF-2 with a proposed multi-family development, Lot 2 is 1.73 acre C-1 Light Commercial tract, and Lot 3 is remainder area along the West Eggleston Street extension where a 30' utility easement is located. This plat also include the right-of-way for the W. Eggleston St. extension that will connect it to the newly extended Gregg Manor Road.

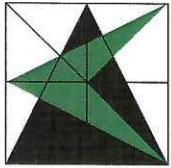
**LEGAL REVIEW:** NO  
**FISCAL IMPACT:** NO  
**PRESENTATION:** NO  
**ATTACHMENTS:** YES

- Summary Letter
- Preliminary Plat
- Engineer Comments
- Conformance Letter
- Public Notice
- Mailing Labels

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Subdivision Preliminary Plat for the Entrada Glen Apartments, three (3) lots on 13.22 acres, more or less, and being located at the intersection of Gregg manor Road and W Parsons Street, Manor, TX.

**PLANNING & ZONING COMMISSION:** Recommend Approval Disapproval None



**CARNEY**  
ENGINEERING, PLLC  
EXPECT EXCELLENCE

**SUMMARY LETTER**  
**LAS ENTRADA SOUTH SECTION 4 MANOR**  
**ENTRADA GLEN APARTMENTS**  
**MANOR, TEXAS**  
**January 22, 2023**

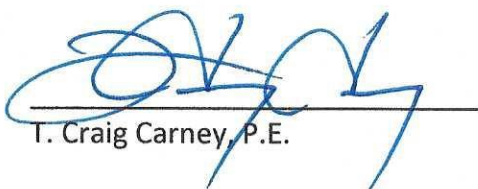
The 13.22-acre site is located at the southeast quadrant of proposed Gregg Manor Road and the proposed Eggleston Street extension. A total of 378 apartment units are planned.

Gregg Manor Road is being designed and constructed by others. It will have a 90-ft ROW and 40-ft (back of curb to back of curb) of 40-ft with a concrete paving section. New domestic water line (8-inch) and sanitary sewer line (8-inch) will be installed with the Gregg Manor ROW. Stub-outs will be provided on the east side of Gregg Manor which will provide service to the apartment site. A drainage system consisting of RCP drainage pipe and curb inlets will also be installed.

The Eggleston Street extension will have a 80-ft ROW with asphalt pavement section. A 12-inch water line is on the north side of Eggleston. A connection will be made to this water line to complete the looped system. A drainage system will also be installed within the ROW.

A fee will be paid in-lieu of park land dedication

**CARNEY ENGINEERING, PLLC**  
TBPE Firm No. F-5033

  
T. Craig Carney, P.E.



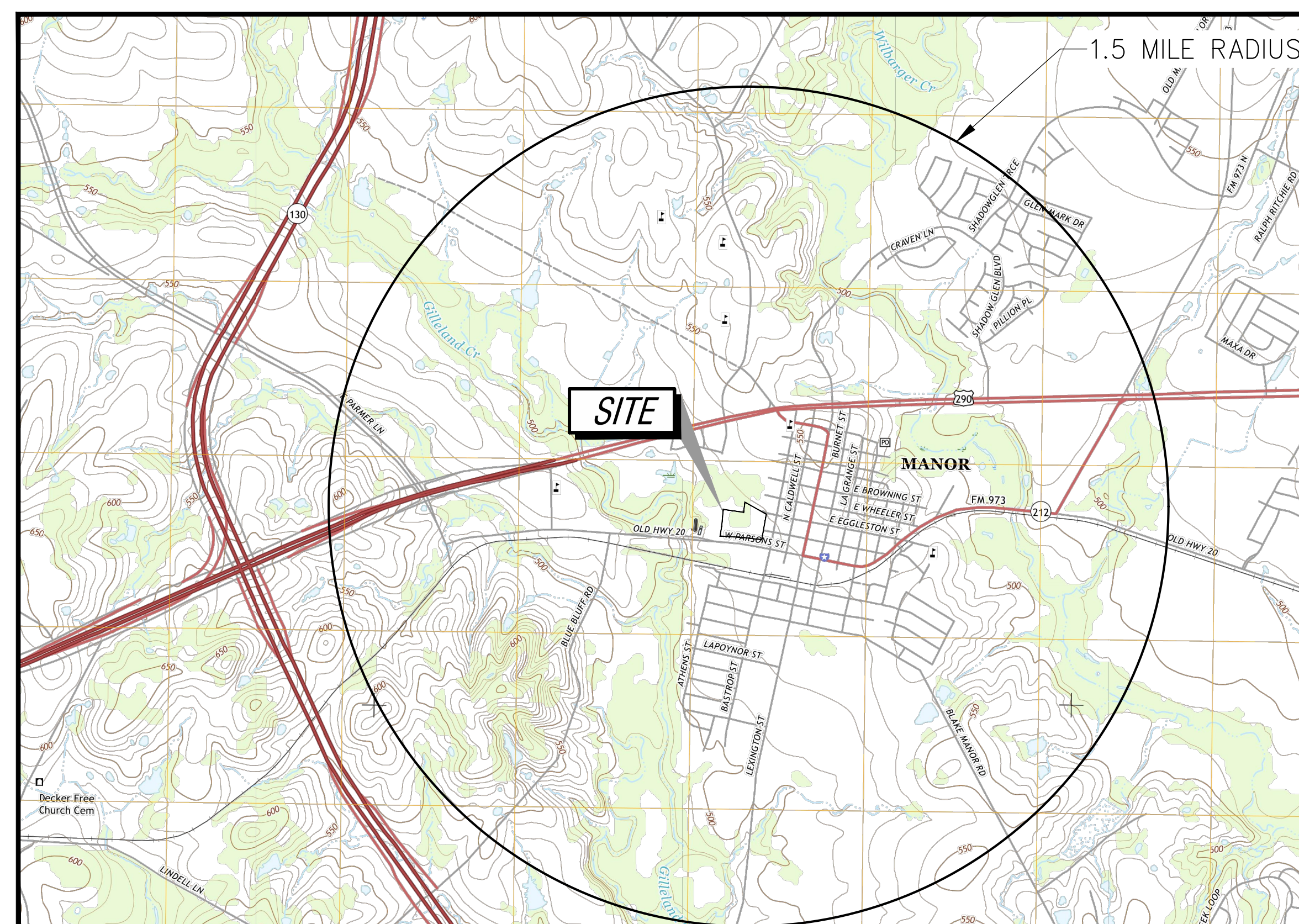
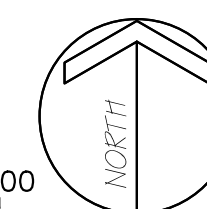
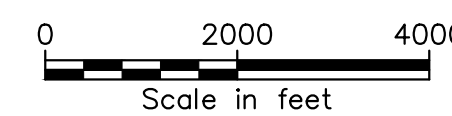
GREGG MANOR ROAD  
MANOR, TEXAS 78653

1ST SUBMITTAL TO CITY	01/23/2023
2ND SUBMITTAL TO CITY	04/12/2023

**CARNEY**  
ENGINEERING,  
PLLC.  
5465 LEGACY DRIVE, SUITE 650  
Plano, Texas 75024  
PH (469) 443-0861  
FAX (469) 443-0863

MANOR MF LLC  
17B FIRSTFIELD ROAD SUITE 203  
GAITHERSBURG MD 20878  
CONTACT: SUSHIL MEHTA

LEGAL DESCRIPTION - BEING 13.2177 ACRES OF LAND SITUATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALL 105.170 ACRE TRACT OF LAND AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO LAS ENTRADAS DEVELOPMENT CORPORATION, AND RECORDED IN DOCUMENT NO. 2007002485, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

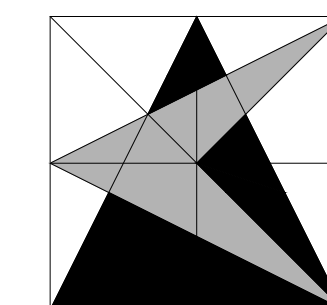

$$1'' = 2,000'$$


C-1	COVER SHEET	
PRELIMINARY	PLAT PAGE 1	4 WARD SURVEYING
C-2	EXISTING CONDITIONS PLAN	
C-3	OVERALL PRELIMINARY PLAN	
C-4	EXISTING & PROPOSED DRAINAGE AREA MAPS	
C-5	INLET DRAINAGE AREA PLAN	
C-6	UTILITY PLAN	

LAS ENTRADAS SOUTH SECTION 4 MANOR  
PRELIMINARY PLAN  
CITY OF MANOR  
TRAVIS COUNTY, TEXAS

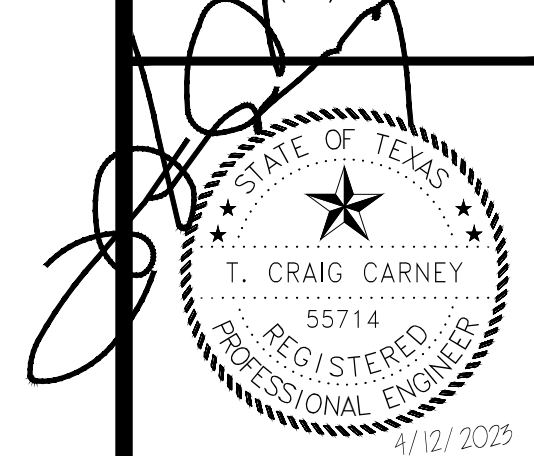
COVER SHEET

PRELIMINARY PLAT - 04/12/2023



**CARNEY**  
ENGINEERING,  
PLLC.

5465 LEGACY DRIVE, SUITE 650  
Plano, Texas 75024  
PH (469) 443-0861  
FAX (469) 443-0863



TBPE FIRM REGISTRATION NO: F-5033

DRAWN BY :	BGH
CHECKED BY :	BFB
START DATE :	08/17/2022
SCALE :	SEE PLAN
PROJECT NO.:	2068-220

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SHEET  
**C-1**

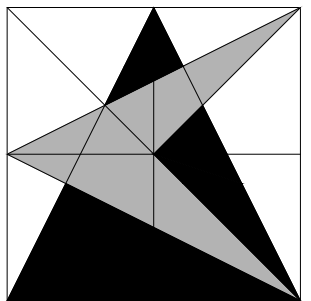


PROPERTY ID	GEO ID	OWNER NAME	PROPERTY ADDRESS	CITY/STATE/ZIP	MAILING ADDRESS (IF DIFFERENT)	CITY/STATE/ZIP	PROPERTY ID	GEO ID	OWNER NAME	PROPERTY ADDRESS	CITY/STATE/ZIP	MAILING ADDRESS (IF DIFFERENT)	CITY/STATE/ZIP
956726	235592202	MANOR APARTMENTS LLC	GREGG MANOR RD	MANOR TX 78653	4600 TRIANGLE AVE #6102	AUSTIN TX 78751-3509	238646	235591305	DESH JR LLC	309 PARSONS ST	MANOR TX 78653	4419 RAMSEY AVE	AUSTIN TX 78756-3208
820830	237570201	LAS ENTRADAS DEVELOPMENT	US HY 290	MANOR TX 78653	9900 US HIGHWAY 290 E	MANOR TX 78653-9720	238643	235591302	DAVIS HATTIE MAE	306 BOYCE ST	MANOR TX 78653	PO BOX 229	MANOR TX 78653-0229
236851	234600803	LAS ENTRADAS DEVELOPMENT	11616 US HY 290	MANOR TX 78653	9900 US HIGHWAY 290 E	MANOR TX 78653-9720	500833	235590908	EASLEY LENORA	309 W BOYCE ST	MANOR TX 78653	PO BOX 734	MANOR TX 78653-0734
238641	235591212	LIONS CLUB OF MANOR INC	429 PARSONS ST	MANOR TX 78653	PO BOX 885	MANOR TX 78653-0885	238618	235590907	EASLEY LENORA	307 W BOYCE ST	MANOR TX 78653		
238638	235591209	LI JULIE	PARSONS ST	MANOR TX 78653	24431 CAVENDISH AVE W	NOVIL M 48375-2358	238617	235590906	BUSH KAITANYA L	305 W BOYCE ST	MANOR TX 78653	PO BOX 218	MANOR TX 78653-0218
377642	235591213	BURNS MEMORIAL TEMPLE	413 W PARSONS ST	MANOR TX 78653	PO BOX 1061	MANOR TX 78653-1061	238612	235590902	TAYLOR FLOYD ROY ETAL	306 EGGLESTON ST	MANOR TX 78653	7010 BLESSING	AUSTIN TX 78752-3316
238632	235591204	WILSON JOETTA	411 W PARSONS ST	MANOR TX 78653			238611	235590901	FIELD MARY R ETAL	310 EGGLESTON ST	MANOR TX 78653	PO BOX 184	MANOR TX 78653-0184
238631	235591203	HEIN ROBERT	409 W PARSONS ST	MANOR TX 78653			238598	235590608	SEPECO	EGGLESTON ST	MANOR TX 78653	PO BOX 170309	AUSTIN TX 78717-0019
238630	235591202	MILLIGAN FINISH	409 PARSONS ST	MANOR TX 78653	3811 LIBERTY SQUARE TRL	FRESNO TX 77545-8817	708857	235590609	BOWEN BRADLEY & PAULA	307 EGGLESTON ST	MANOR TX 78653	18109 WHITEWATER CV	ROUND ROCK TX 78681-3594
238640	235591211	TRAVIS COUNTY EMERGENCY	PARSONS ST	MANOR TX 78653	PO BOX 846	MANOR TX 78653-0846	238597	235590607	BOWEN BRADLEY & PAULA	309 EGGLESTON ST	MANOR TX 78653	18109 WHITEWATER CV	ROUND ROCK TX 78681-3594
238629	235591201	TRAVIS COUNTY EMERGENCY	405 W PARSONS ST	MANOR TX 78653	PO BOX 846	MANOR TX 78653-0846	238614	235590904	BOWEN BRADLEY & PAULA	201 N BASTROP ST	MANOR TX 78653	18109 WHITEWATER CV	ROUND ROCK TX 78681-3594
238639	235591210	CRUMLEY GILBERT & ESSIE	PARSONS ST	MANOR TX 78653	PO BOX 170309	AUSTIN TX 78717-0019	238588	235590601	NEWSOME FLORENCE ET AL	310 WHEELER ST	MANOR TX 78653	PO BOX 133	MANOR TX 78653-0133
238647	235591306	RIOJAS SANTIAGO & IRASEMA	309 PARSONS ST	MANOR TX 78653	PO BOX 885	MANOR TX 78653-0885	238590	235590602	GARCIA EPIFANIO DELGADO & MARIBEL DELGADO HUERTA	306 WHEELER ST	MANOR TX 78653	5503 HIBISCUS	AUSTIN TX 78724-3328
238642	235591301	MIMS MICHAEL L & BEVERLY R	308 BOYCE ST	MANOR TX 78653	PO BOX 447	MANOR TX 78653-0447	238591	235590603	BORREGO MARTHA IRENE	304 W WHEELER ST	MANOR TX 78653		
568094	235591619	MIRAMONTES MANUEL TORRES & HELEN JUDITH BAILEY-TORRES	430 W PARSONS ST	MANOR TX 78653			238593	235590604	LOGGINS RAYDELL	302 WHEELER ST	MANOR TX 78653	PO BOX 47	MANOR TX 78653-0047
238672	235591603	JONES SAMUEL DELLIR & RACHEL	428 PARSONS ST	MANOR TX 78653	PO BOX 416	MANOR TX 78653-0416	238594	235590605	AAA FIRE & SAFETY EQUIPMENT CO INC	EGGLESTON ST	MANOR TX 78653	PO BOX 16401	AUSTIN TX 78761-6401
238673	235591604	CARBAJOL FELIPE H & ISABEL ORTUÑO	PARSONS ST	MANOR TX 78653	PO BOX 214	MANOR TX 78653-0214	238613	235590903	CABELLO PEDRO & ERICA CABELLO	209 N BASTROP ST	MANOR TX 78653	209 N BASTROP ST	MANOR TX 78653-0384
238675	235591606	MANOR I S D	PARSONS ST	MANOR TX 78653	PO BOX 359	MANOR TX 78653-0359	238616	235590905	GUERRERO JULIO & CYNTHIA	303 W BOYCE ST	MANOR TX 78653	PO BOX 142265	AUSTIN TX 78714-2265
238678	235591609	AL NOOR MUSLIM COMMUNITY CENTER OF MANOR	PARSONS ST	MANOR TX 78653	900 Low Brim Cv	Pflugerville TX 78660-4797	238644	235591303	DUVALL NOVELLA P	302 BOYCE ST	MANOR TX 78653	PO BOX 654	MANOR TX 78653-0654
238677	235591608	AL NOOR MUSLIM COMMUNITY CENTER OF MANOR	PARSONS ST	MANOR TX 78653	900 Low Brim Cv	Pflugerville TX 78660-4797	238645	235591304	HERRERA JUAN CARLOS & MARIA D	107 N BASTROP ST	MANOR TX 78653		
238674	235591605	AL NOOR MUSLIM COMMUNITY CENTER OF MANOR	PARSONS ST	MANOR TX 78653	900 Low Brim Cv	Pflugerville TX 78660-4797	238692	235591706	SAMUDIO FAUSTINO	PARSONS ST	MANOR TX 78653	PO BOX 28	MANOR TX 78653-0028
238679	235591610	CASIMIRO MILDRED	412 PARSONS ST	MANOR TX 78653			238591	235591705	SALAZAR JOSE CIPRIANO & LIGANDA GONZALEZ	PARSONS ST	MANOR TX 78653	PO BOX 164	MANOR TX 78653-0164
238681	235591612	OKORO CHIAMO	408 PARSONS ST	MANOR TX 78653	3101 E 12TH ST UNIT D-4	AUSTIN TX 78702-2526	238690	235591703	DE LEON CARMEN P	PARSONS ST	MANOR TX 78653	PO BOX 81	MANOR TX 78653-0081
238680	235591611	OKORO CHIAMO	PARSONS ST	MANOR TX 78653	3101 E 12TH ST UNIT D-4	AUSTIN TX 78702-2526	238689	235591702	REYES MARY A & ROBERT H	308 PARSONS ST	MANOR TX 78653	PO BOX 344	MANOR TX 78653-0344
238682	235591613	SMITH AUDREY B	PARSONS ST	MANOR TX 78653	1304 IVY JADE	SCHERTZ TX 78154-6255	238688	235591701	CITY OF MANOR	PARSONS ST	MANOR TX 78653	105 E EGGLESTON ST	MANOR TX 78653-3463
238683	235591614	BURNS ELBERT R ETAL	404 W PARSONS ST	MANOR TX 78653	PO BOX 413	MANOR TX 78653-0413	238687	235591618	CITY OF MANOR	PARSONS ST	MANOR TX 78653	105 E EGGLESTON ST	MANOR TX 78653-3463
238684	235591615	RIOJAS ORALIA GARZA	310 PARSONS ST	MANOR TX 78653	PO BOX 89	MANOR TX 78653-0089	238685	235591616	CITY OF MANOR	402 W PARSONS ST	MANOR TX 78653	105 E EGGLESTON ST	MANOR TX 78653-3463

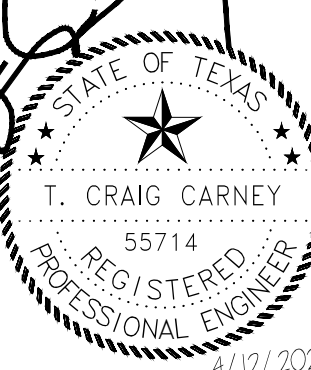


LAS ENTRADAS SOUTH SECTION 4 MANOR  
PRELIMINARY PLAN  
CITY OF MANOR  
TRAVIS COUNTY, TEXAS

EXISTING CONDITIONS PLAN  
PRELIMINARY PLAT - 04/12/2023



5465 LEGACY DRIVE, SUITE 650  
PLANO, TEXAS 75024  
PH (469) 443-0861  
FAX (469) 443-0863



TYPE FIRM REGISTRATION NO. F-5033










DRAWN BY: BGF  
CHECKED BY: BFB  
START DATE: 08/17/2022  
SCALE: SEE PLAN  
PROJECT NO.: 2068-220



Know what's **below**.  
**Call** before you dig.

0 40 80  
Scale in feet

NOTE: NOTE: ALL BUILDING UTILITY CONNECTION SIZE AND LOCATIONS TO BE CONFIRMED WITH ARCHITECTURAL PLANS

- |   |                                  |
|---|----------------------------------|
|  | WATER VALVE                      |
|  | FIRE HYDRANT                     |
|  | SEWER MANHOLE                    |
|  | SANITARY CLEANOUT                |
|  | NUMBER OF PARKING SPACES PER ROW |
|  | STORM SEWER                      |
|  | WATER LINE                       |
|  | SANITARY SEWER                   |
|  | PROPOSED CURB AND GUTTER         |

UNIT MIX:	
EFFICIENCY UNITS	18
ONE BED/ONE BATH	108
TWO BED/TWO BATH	72
THREE BED/TWO BATH	18

PARKING REQUIRED:	
EFFICIENCY UNITS @1.5 PER	27
ONE BED/ONE BATH @1.5 PER	162
TWO BED/TWO BATH @2 PER	144
THREE BED/TWO BATH @2.5 PER	45

TOTAL PARKING REQUIRED 378

TOTAL PARKING PROVIDED 387

SURFACE PARKING PROVIDED	335
GARAGE PARKING PROVIDED	48
CARPORT PARKING PROVIDED	40
COVERED EV CHARGING PARKING PROVIDED	

PARKING SPACE DIMENSIONS - 9' x 20'  
DRIVE AISLES - 26' CLEAR  
MAXIMUM SPACES BEFORE L.S. ISLAND - 10

CARNEY  
ENGINEERING,  
PLLC.

5465 LEGACY DRIVE, SUITE 65  
Plano, Texas 75024  
PH (469) 443-0861  
FAX (469) 443-0863



DRAWN BY : BGH  
 CHECKED BY : BFB  
 START DATE : 08/17/2022  
 SCALE : SEE PLAN  
 PROJECT NO. : 2068-220

C-3

LAS ENTRADAS  
DEVELOPMENT  
CORPORATION  
REMAINDER OF A  
CALLED 105.17  
ACRES  
OC. NO. 2007002485  
O.P.R.C.T.

B OF MANOR, INC  
D 6.45 ACRES  
O. 2012084132  
P R T C T

**LAS ENTRADAS  
DEVELOPMENT CORPORATION  
PORTION OF A  
CALLED 105.17 ACRES  
DOC. NO. 2007002485  
O.P.R.T.C.T.**

LOT 1  
MANOR APARTMENTS FINAL PLAT  
DOC. NO. 202100145  
O.P.R.T.C.T.  
OWNER: MANOR APARTMENTS LLC  
DOC. NO. 202100145 & DOC. NO. 2020193110

WATER LINE EASEMENT  
— CALLED 1.513 ACRES —  
DOC. NO. 2002188193  
O.P.R.T.C.T.

RIATA FORD MANOR  
DOC. NO. 20210055  
O.P.R.T.C.T.

W.  
EGGLESTON  
STREET  
(80' R.O.W.)

OU  
W. BOYCE  
STREET  
(80' R.O.W.)

ALLEY BLOCK  
(20' R.C.W.

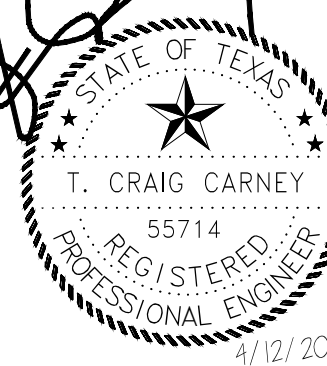
BURNS MEMORIAL TEMPLE  
CHURCH OF GOD IN CHRIST  
CALLED 0.65 ACRES  
DOC. NO. 2019050988  
O.P.R.T.C.T.

TRAVIS COUNTY EMERGENCY  
SERVICES DISTRICT NO. 12  
CALLED 0.526 ACRES  
DOC. NO. 2008156491

## LEGEND

[illegible]

LAS ENTRADAS SOUTH SECTION 4 MANOR  
PRELIMINARY PLAN  
CITY OF MANOR  
TRAVIS COUNTY, TEXAS



TBPE FIRM REGISTRATION NO: F-5033

DRAWN BY :	BGH
CHECKED BY :	BFB
START DATE :	08/17/2022
SCALE :	SEE PLAN
PROJECT NO. :	2068-220

**C-4**

NLET DRAINAGE  
AREA PLAN

PRELIMINARY PI AT - 04/12/2023



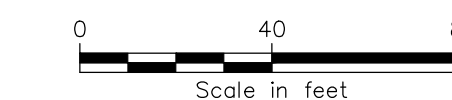
TYPE FIRM REGISTRATION NO: F-5033

DRAWN BY : BGH  
CHECKED BY : BFB  
START DATE : 08/17/2022  
SCALE : SEE PLAN  
PROJECT NO. : 2068-220










**C-5**



Know what's below.  
Call before you dig.



NOTE: ALL BUILDING UTILITY CONNECTION SIZE AND LOCATIONS  
TO BE CONFIRMED WITH ARCHITECTURAL PLANS

- |   |                                  |
|---|----------------------------------|
|  | WATER VALVE                      |
|  | FIRE HYDRANT                     |
|  | SEWER MANHOLE                    |
|  | DOUBLE SANITARY CLEANOUT         |
|  | NUMBER OF PARKING SPACES PER ROW |
|  | STORM SEWER                      |
|  | WATER LINE                       |
|  | SANITARY SEWER                   |
|  | PROPOSED CURB AND GUTTER         |

**DOC. NO. 2007002485**

W.  
EGGLESTON  
STREET  
(80' R.O.W.)

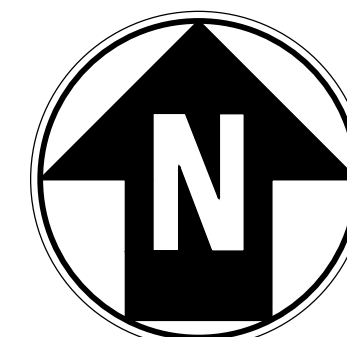
**ALLEY**  
**20' R.O.W.**

OU  
W. BOYCE  
STREET  
(80' R.O.W.)

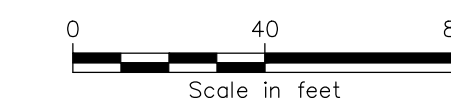
**ALLEY**  
**(20' R.O.W.)**

ACCESS EASEMENT  
CALLED 0.1144 AC  
DOC. NO. 20090800  
O.P.R.T.C.T.

EXISTING 36" RCP STORM PIPE &  
DOWNWALL HEADWALL TO BE REMOVED  
AND EXTENDED 7' TO PROPOSED  
MANHOLE (CONTRACTOR TO FIELD  
VERIFY LOCATION OF HEADWALL)



Know what's below.  
Call before you dig.



# LEGEND

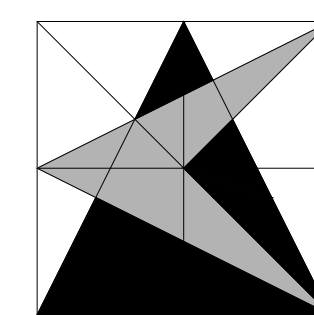
NOTE: ALL BUILDING UTILITY CONNECTION SIZE AND LOCATIONS TO BE CONFIRMED WITH ARCHITECTURAL PLANS

- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- DOUBLE SANITARY CLEANOUT
- NUMBER OF PARKING SPACES PER ROW
- STORM SEWER
- WATER LINE
- SANITARY SEWER
- PROPOSED CURB AND GUTTER

## LAS ENTRADAS SOUTH SECTION 4 MANOR PRELIMINARY PLAN CITY OF MANOR TRAVIS COUNTY, TEXAS

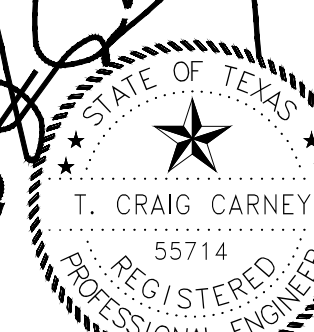
### UTILITY PLAN

PRELIMINARY PLAT - 04/12/2023



**CARNEY  
ENGINEERING,  
PLLC.**

5465 LEGACY DRIVE, SUITE 650  
PLANO, TEXAS 75024  
PH (469) 443-0861  
FAX (469) 443-0863



4/12/2023  
TBE FIRM REGISTRATION NO. F-5033

DRAWN BY: BGH  
CHECKED BY: BFB  
START DATE: 08/17/2022  
SCALE: SEE PLAN  
PROJECT NO.: 2068-220

SHEET  
**C-6**

## WASTEWATER CAPACITY/LUE CALCULATIONS

### DESIGN CRITERIA

TRACT	LOT	AREA	USE	BUILDING AREA	UNITS	LUE CONVERSION	EQUIVALENT LUE
546	1	9,821	MULTI-FAMILY		216	0.5 UNIT / LUE	108
546	2	1,747	RETAIL	19,000 SF		1,660 SF / LUE	11
SUBTOTAL		Ac.		19,000 SF	216		119

PROJECT DATA  
DEVELOPMENT SIZE= 11.57 ACRES

POPULATION:

LUE'S 119  
PEOPLE PER LUE 3.5  
TOTAL POP 417

DATA FROM CITY OF AUSTIN UTILITY CRITERIA MANUAL  
WASTEWATER GENERATION = 70 gal/person/day  
INFLOW AND INFILTRATION = 750 Gal/Acre/Day

Calculations

Total Avg Dry Weather Flow (F) = 29,190 Gal / day or 20.27 gpm

Peaking Factor (M<sub>pe</sub>) =

M<sub>pe</sub> =  $18 \times (0.0206 \times F)^{0.5}$   
 $4 = (0.0206 \times F)^{0.5}$  4.0552 Unitless

Min. Flow Factor (M<sub>mf</sub>) =

M<sub>mf</sub> =  $0.2 \times (0.0144 \times F)^{0.188}$  0.1567 Unitless

Minimum Dry Weather Flow = 5,546.10 Gal / day or 3.850 gpm = 0.01 cfs

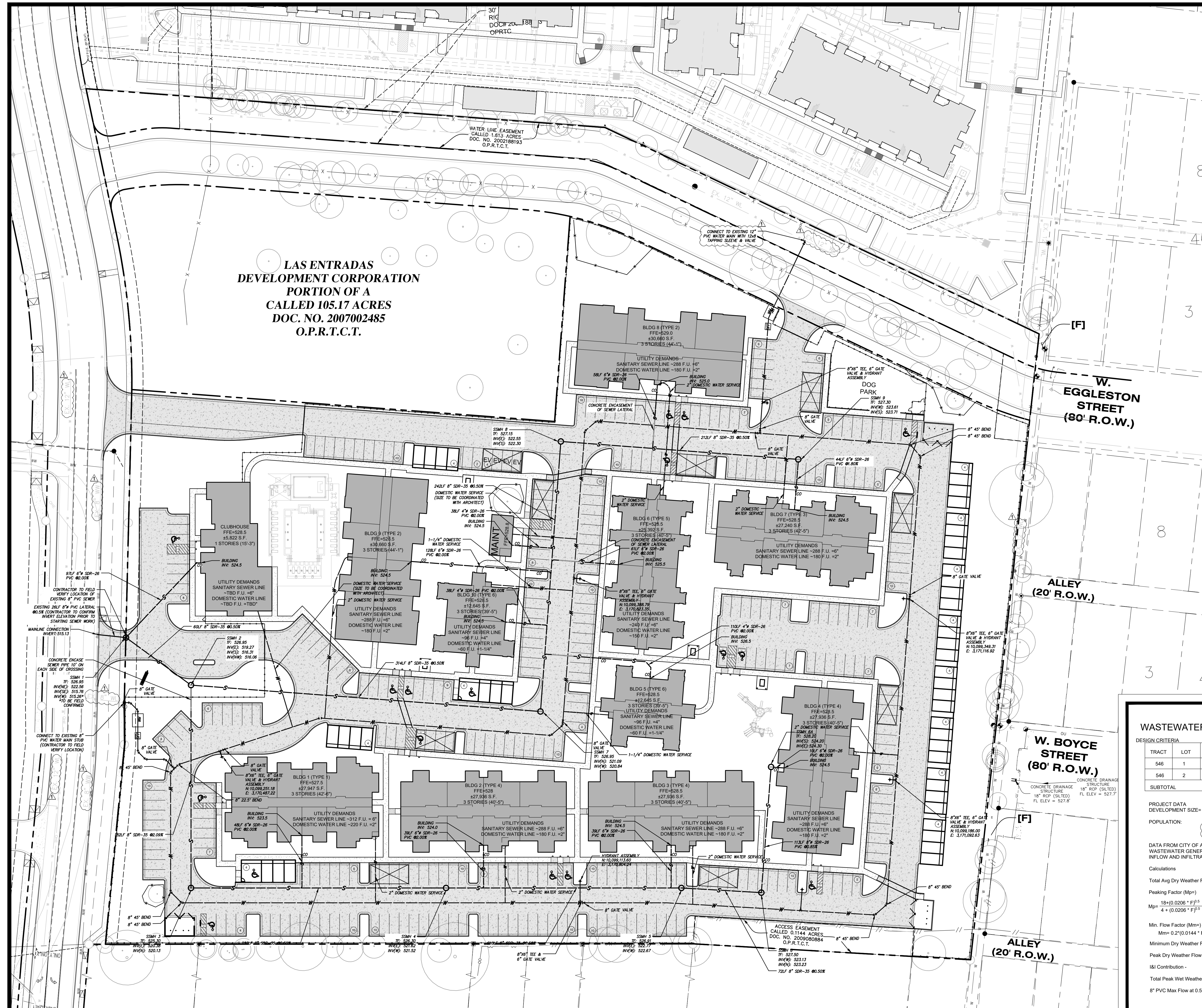
Peak Dry Weather Flow = 109,170.60 Gal / day or 75.81 gpm = 0.17 cfs

I&I Contribution = 8,676.68 Gal / day or 6.03 gpm = 0.013 cfs

Total Peak Wet Weather Flow = 117,847.28 Gal / day or 81.84 gpm = 0.18 cfs

8" PVC Max Flow at 0.5% (Mannings) 1,142,726 Gal / day or 793.56 gpm = 1.77 cfs

## LAS ENTRADAS DEVELOPMENT CORPORATION PORTION OF A CALLED 105.17 ACRES DOC. NO. 2007002485 O.P.R.T.C.T.





1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Monday, March 27, 2023

Thomas Carney  
Carney Engineering, PLLC  
5465 Legacy Drive, Suite 650, Plano, Texas 75024  
PLANO TX 75024  
craig@eng-firm.com

Permit Number 2023-P-1517-PP  
Job Address: Entrada Glen Apartments Preliminary Plat, , LA.

Dear Thomas Carney,

The first submittal of the Entrada Glen Apartments Preliminary Plat (*Preliminary Plan*) submitted by Carney Engineering, PLLC and received on April 13, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

### Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. Lakesha Small is the current P&Z chair, update the signature block on the cover page.
- ii. Provide topographic data indicating one (1) foot contour intervals for slopes less than 5%, two (2) foot contour intervals for slopes between 5% and 10%, and five (5) foot contour intervals for slopes exceeding 10%. **The contoured area shall extend outward from the property boundary for a distance equal to twenty-five percent (25%) of the distance across the tract**, but not fewer than fifty (50) feet nor more than two hundred (200) feet.
- iii. Call out the size of the existing water and wastewater lines that are adjacent to the property.
- iv. Provide utility demand data (LUEs) that is being proposed for water use. Wastewater is provided. Are the buildings being proposed Apartments? If so the City of Manor has multi-family (apartments) at .5 LUEs per unit.
- v. Provide a revised TIA determination worksheet, the current one doesn't have retail listed.
- vi. Provide a call out on the Utility page of the water line connecting to the existing water line north of the property and call out the size of the existing water line.
- vii. Note landscaping plan was not reviewed.
- viii. For the storm system provide documentation that the design of the Gregg Manor culvert will be sufficient to carry the increase in flows.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

A handwritten signature in black ink, appearing to read 'Tyler Shows', followed by a long horizontal flourish.

Tyler Shows  
Staff Engineer  
GBA



**CARNEY**  
ENGINEERING  
COMPANY, PLLC

Tyler Shows  
Staff Engineer (GBA)  
1500 County Road 269  
Leander, Texas 78641

**RE: Entrada Glen Apartments Preliminary Plat – GBA Comments  
2023-P-1517-PP  
Carney Engineering**

Dear Tyler:

Carney Engineering, on behalf of the owner, is pleased to submit the revised Preliminary Plat (*Preliminary Plan*) for the above reference project per your comments dated March 27, 2023. The following repeats those comments and indicates how each was addressed:

#### **Engineer Review**

- I. Lakesha Small is the current P&Z chair, update the signature block on the cover page.  
***Response: Acknowledged, planning and zoning chair has been revised to Lakesha Small.***
- II. Provide topographic data indicating one (1) foot contour intervals for slopes less than 5%, two (2) foot contour intervals for slopes between 5% and 10%, and five (5) foot contour intervals for slopes exceeding 10%. The contoured area shall extend outward from the property boundary for a distance equal to twenty-five percent (25%) of the distance across the tract, but not fewer than fifty (50) feet nor more than two hundred (200) feet.  
***Response: Per our conversation of April 3<sup>rd</sup> the topo on the north and west sides of the project will tie-in to the Kimley-Horn grades for the Eggleston and Gregg Manor Road extensions. All properties that aren't fenced on the south and east sides topo was obtained up to 50-ft."***
- III. Call out the size of the existing water and wastewater lines that are adjacent to the property.  
***Response: Acknowledged, water and wastewater lines have been labeled adjacent to the property, see sheet C-6 Utility Plan.***
- IV. Provide utility demand data (LUEs) that is being proposed for water use. Wastewater is provided. Are the buildings being proposed Apartments? If so the City of Manor has multi-family (apartments) at .5 LUEs per unit.



**CARNEY**  
ENGINEERING  
COMPANY, PLLC

***Response: Acknowledged, calculations have been revised using 0.5 LUEs per unit in lieu of the 0.7 which was previously used, see sheet C-6 Utility plan for revised calculations.***

- V. Provide a revised TIA determination worksheet, the current one doesn't have retail listed.

***Response: Acknowledged, a revised TIA determination worksheet has been provided with retail listed.***

- VI. Provide a call out on the Utility page of the water line connecting to the existing water line north of the property and call out the size of the exiting water line.

***Response: Acknowledged, waterline connection is now called out and the size of the existing water line is labeled, see sheet C-6 Utility plan.***

- VII. Note landscaping was not reviewed.

***Response: Acknowledged.***

- VIII. For the storm system provide documentation that the design of the Gregg Manor culvert will be sufficient to carry the increase in flows.

***Response: Acknowledged, existing RCP capacity calculation on C-4 shows that the 36" culvert on Gregg Manor Road has sufficient capacity to carry the increase in flows as it was designed with a capacity of 115cfs for the site and the peak flows in a 100-year storm are 100.5cfs for the site.***

Should you have any questions or require additional information, please feel free to contact me at 469-443-0861 or Craig@Eng-Firm.com.

Very truly yours,

Craig Carney, P.E.

Enclosures

Cc:



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Tuesday, May 9, 2023

Thomas Carney  
Carney Engineering, PLLC  
5465 Legacy Drive, Suite 650, Plano, Texas 75024  
PLANO TX 75024  
craig@eng-firm.com

Permit Number 2023-P-1517-PP  
Job Address: Entrada Glen Apartments Preliminary Plat,

Dear Thomas Carney,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Thomas Carney and received by our office on April 13, 2023, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

**Please submit a hard copy of the cover sheet to Scott Dunlop at the City of Manor for signatures. A copy of the signed cover sheet will be uploaded under project files on the my permit now website.**

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads 'Pauline M. Gray'.

Pauline Gray, P.E.  
Lead AES  
GBA



5/31/2023

## City of Manor Development Services

# Notification for a Subdivision Preliminary Plat

Project Name: Entrada Glen Apartments Preliminary Plat  
 Case Number: 2023-P-1517-PP  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Preliminary Plat for the Entrada Glen Apartments being located at the intersection of Gregg manor Road and W Parsons Street, Manor, TX. The request will be posted on the agenda as follows:

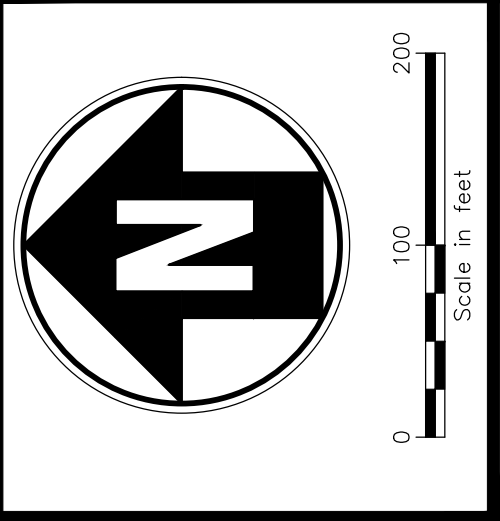
**Public Hearing: Conduct a public hearing on a Subdivision Preliminary Plat for the Entrada Glen Apartments, one (1) lot on 13.22 acres, more or less, and being being located at the intersection of Gregg manor Road and W Parsons Street, Manor, TX.**

***Applicant: Carney Engineering, PLLC***

***Owner: Carney Engineering, PLLC***

The Planning and Zoning Commission will meet at 6:30PM on June 14, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

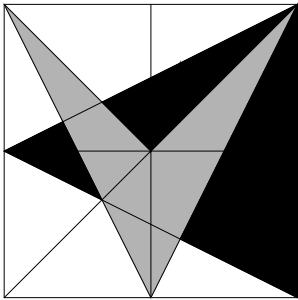
You are being notified because you own property within 300 feet of the property for which this Subdivision Preliminary Plat has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.



ENTRADA GLEN MANOR  
GREGG MANOR ROAD  
MANOR, TEXAS

SITE PLAN

ISSUED FOR PERMITTING - 12/12/2022



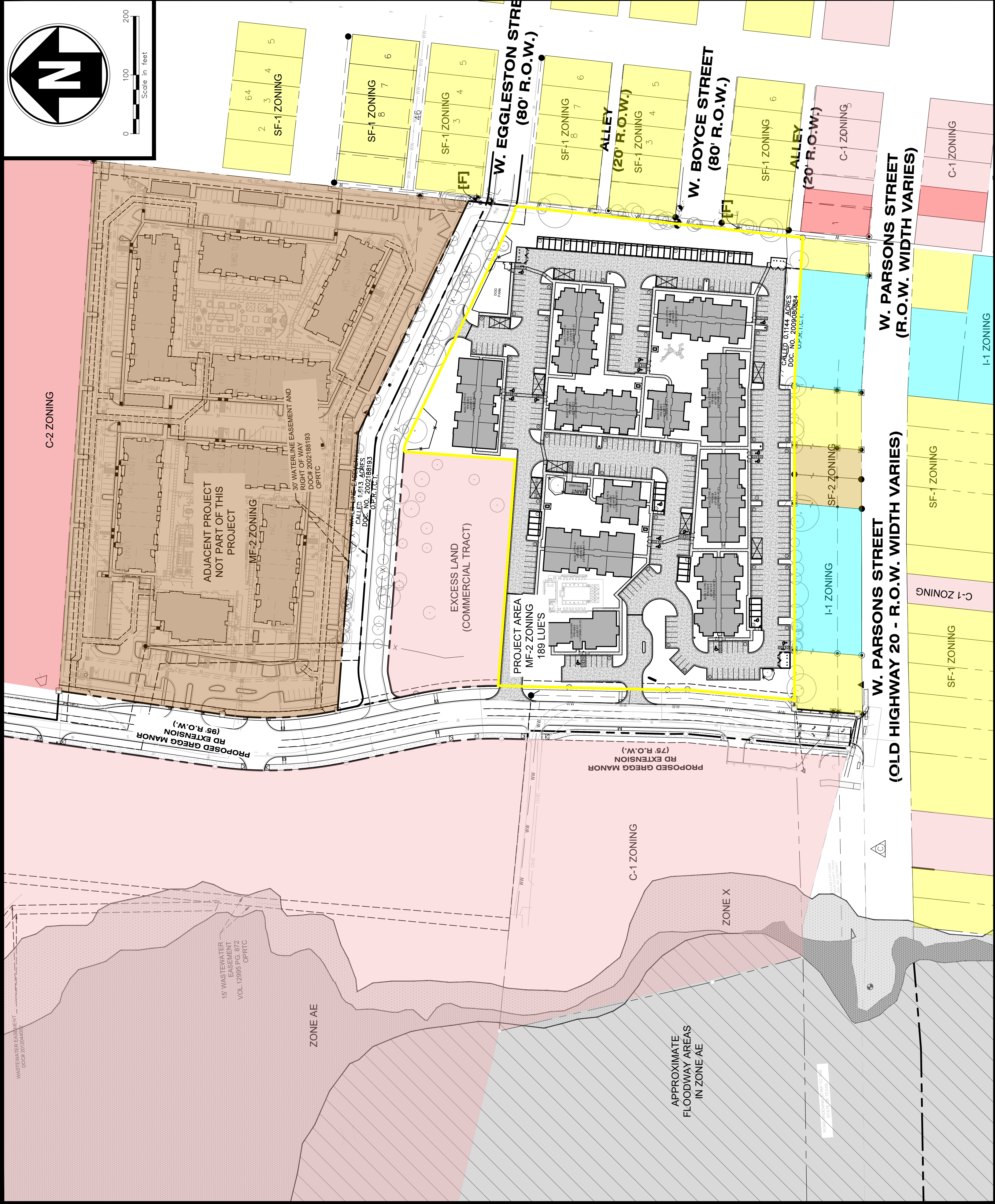
CARNEY  
ENGINEERING,  
PLLC.  
5465 LEGACY DRIVE, SUITE 650  
Plano, Texas 75024  
PH (469) 443-0861  
FAX (469) 443-0863

This document is released for the purpose  
of Permitting under the authority of Craig  
Carney, P.E. # 55714 on  
12/29/2022.

TBPE FIRM REGISTRATION NO.: F-5033  
DRAWN BY: BGF  
CHECKED BY: BFB  
START DATE: 08/17/2022  
SCALE:  
PROJECT NO.:

SHEET  
CP-3

Item 4.



WASTEWATER EASEMENT  
DOCK# 201704403

15' WASTEWATER  
EASEMENT  
VOL. 12595 PG. 872  
OPRTC

ZONE AE

APPROXIMATE  
FLOODWAY AREAS  
IN ZONE AE

ZONE X

C-1 ZONING

PROPOSED GREGG MANOR  
RD EXTENSION  
(95' R.O.W.)

PROPOSED GREGG MANOR  
RD EXTENSION  
(75' R.O.W.)

PROJECT AREA  
MF-2 ZONING  
189 LUE'S

EXCESS LAND  
(COMMERCIAL TRACT)

ADJACENT PROJECT  
NOT PART OF THIS  
PROJECT

MF-2 ZONING

20' WATERLINE EASEMENT AND  
RIGHT OF WAY  
DOCK# 2002188193  
OPRTC

WATERLINE EASEMENT  
CALLED 1.613 ACRES  
DOCK# 2002188193  
OPRTC

CALLED 0.1144 ACRES  
DOCK# NO. 2009080884  
ON-AC-T.C.T.

W. PARSONS STREET  
(OLD HIGHWAY 20 - R.O.W. WIDTH VARIES)

W. PARSONS STREET  
(R.O.W. WIDTH VARIES)

W. BOYCE STREET  
(80' R.O.W.)

W. EGLESTON STREET  
(80' R.O.W.)

ALLEY  
(20' R.O.W.)

ALLEY  
(20' R.O.W.)

SF-1 ZONING  
2 3 4 5 6 4

SF-1 ZONING  
8 7

SF-1 ZONING  
3 4 5

SF-1 ZONING  
8 7

SF-1 ZONING  
3 4 5

SF-1 ZONING  
6

C-1 ZONING  
1

SF-1 ZONING

C-1 ZONING

SF-1 ZONING

I-1 ZONING

C-1 ZONING

SHEET

CP-3

**MANOR APARTMENTS LLC**  
4600 TRIANGLE AVE #6102  
AUSTIN TX 78751-3509

**CRUMLEY GILBERT & ESSIE**  
PO BOX 170309  
AUSTIN TX 78717-0019

**LIONS CLUB OF MANOR INC**  
PO BOX 68  
MANOR TX 78653-0068

**LAS ENTRADAS DEVELOPMENT**  
9900 US HIGHWAY 290 E  
MANOR TX 78653-9720

**RIOJAS SANTIAGO & IRASEMA**  
PO BOX 885  
MANOR TX 78653-0885

**MIMS MICHAEL L & BEVERLY R**  
PO BOX 447  
MANOR TX 78653-0447

**LI JULIE**  
24431 CAVENDISH AVE W  
NOVI MI 48375-2358

**DESH JR LLC**  
4419 RAMSEY AVE  
AUSTIN TX 78756-3208

**BURNS MEMORIAL TEMPLE**  
PO BOX 1061  
MANOR TX 78653-1061

**DAVIS HATTIE MAE**  
PO BOX 229  
MANOR TX 78653-0229

**WILSON JOETTA**  
411 W PARSONS ST  
MANOR TX 78653-4719

**EASLEY LENORA**  
PO BOX 734  
MANOR TX 78653-0734

**HEIN ROBERT**  
409C W Parsons St  
Manor TX 78653-4719

**EASLEY LENORA**  
307 W BOYCE ST  
MANOR TX 78653

**MILLIGAN FINISH**  
3811 LIBERTY SQUARE TRL  
FRESNO TX 77545-8817

**BUSH KAITANYA L**  
PO BOX 218  
MANOR TX 78653-0218

**TRAVIS COUNTY EMERGENCY**  
PO BOX 846  
MANOR TX 78653-0846

**TAYLOR FLOYD ROY ETAL**  
7010 BLESSING  
AUSTIN TX 78752-3316

**FIELD MARY R ETAL**  
PO BOX 184  
MANOR TX 78653-0184

**CABELLO PEDRO & ERICA CABELLO**  
209 N BASTROP ST  
MANOR TX 78653-0384

**SEPECO**  
PO BOX 170309  
AUSTIN TX 78717-0019

**GUERRERO JULIO & CYNTHIA**  
PO BOX 142265  
AUSTIN TX 78714-2265

**BOWEN BRADLEY & PAULA**  
18109 WHITEWATER CV  
ROUND ROCK TX 78681-3594

**DUVALL NOVELLA P**  
PO BOX 654  
MANOR TX 78653-0654

**NEWSOME FLORENCE ET AL**  
PO BOX 133  
MANOR TX 78653-0133

**HERRERA JUAN CARLOS & MARIA D**  
107 N BASTROP ST  
MANOR TX 78653

**GARCIA EPIFANIO DELGADO & MARIBEL  
DELGADO HUERTA**  
5503 HIBISCUS DR  
AUSTIN TX 78724-3328

**SAMUDIO FAUSTINO**  
PO BOX 28  
MANOR TX 78653-0028

**BORREGO MARTHA IRENE**  
304 W WHEELER ST  
MANOR TX 78653

**SALAZAR JOSE CIPRIANO & UGANDA  
GONZALEZ**  
PO BOX 164  
MANOR TX 78653-0164

**LOGGINS RAYDELL**  
PO BOX 47  
MANOR TX 78653-0047

**DE LEON CARMEN P**  
PO BOX 81  
MANOR TX 78653-0081

**AAA FIRE & SAFETY EQUIPMENT CO INC**  
PO BOX 16401  
AUSTIN TX 78761-6401

**REYES MARY A & ROBERT H**  
PO BOX 344  
MANOR TX 78653-0344

**CITY OF MANOR**  
105 E EGGLESTON ST  
MANOR TX 78653-3463

**CARBAJOL FELIPE H & ISABEL ORTUNO**  
PO BOX 214  
MANOR TX 78653-0214

**RIOJAS ORALIA GARZA**  
PO BOX 89  
MANOR TX 78653-0089

**JONES SAMUEL DELL JR & RACHEL**  
PO BOX 416  
MANOR TX 78653-0416

**BURNS ELBERT R ETAL**  
PO BOX 413  
MANOR TX 78653-0413

**MIRAMONTES MANUEL TORRES &  
HELEN JUDITH BAILEY-TORRES**  
19337 W T GALLAWAY ST  
MANOR TX 78653-3991

**SMITH AUDREY B**  
10304 IVY JADE  
SCHERTZ TX 78154-6255

**OKORO CHIAMO**  
3101 E 12TH ST UNIT D-4  
AUSTIN TX 78702-2526

**CASIMIRO MILDRED**  
412 W PARSONS ST  
MANOR TX 78653-4704

**AL NOOR MUSLIM COMMUNITY CENTER  
OF MANOR**  
900 Low Brim Cv  
Pflugerville TX 78660-4797

**MANOR I S D**  
PO BOX 359  
MANOR TX 78653-0359



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** June 14, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

**Conduct a public hearing on a Subdivision Concept for Preliminary Plat for Holley Smith (Mustang Valley), three hundred seventy-nine (379) lots on 136.92 acres, more or less, and being located at 15200 N FM RD 973, Manor, TX.**

***Applicant: Carlson, Brigrance & Doering, Inc.***

***Owner: KB Home Lone Star, Inc.***

### BACKGROUND/SUMMARY:

This plat has been approved by our engineers. The property is zoned SF-2 Single Family Standard which allows for minimum 60' wide lots and a minimum of 7,500 sf. The plat includes a 6.56 acre park (5.48 acres minimum required) that does not include detention and 26.59 acres of open space, which does include 3 detention ponds. This plat also dedicates the rights-of-way for the Anderson Road extension and future Cameron Road. Anderson Road is constructed with this development and through Public Improvement District (PID) funding, the roadway will be constructed through adjacent properties to connect to the New Haven subdivision, where that development will extend it to Gregg Lane.

This development has one connection on FM 973 at the current intersection with Arnham Lane that will not be signalized. The TIA for the project has been approved and TxDOT and Travis County are coordinated the mitigations as no existing city streets are impacted.

The current mitigation proposed by TxDOT and Travis County are:

- Improve FM 973 to a 3-lane cross-section of two 12' travel lanes, one 14' TWLTL (center turn lane), and two 10' shoulder from Lusitano to 300' north of North Schmidt Lane. This would include right turn lanes (RTL) at Arnham, the proposed development entrance, and Schmidt Loop. These improvements will require a fiscal donation agreement between the Developer and TxDOT.
- Widen the existing Anderson Rd from the property to Schmidt Ln to match a Local Street cross-section (TCM ver, 8/7/2020, Appendix H, Figure 1-22) since adequate ROW is not available for the Neighborhood Collector Street cross-section (TCM Figure 1-28) proposed in the report. This improvement will require a TIA mitigation agreement between the Developer and Travis County.

**LEGAL REVIEW:** NO  
**FISCAL IMPACT:** NO  
**PRESENTATION:** NO  
**ATTACHMENTS:** YES

- Summary Letter
- Preliminary Plat
- Proposed traffic improvement area
- Engineer Comments
- Conformance Letter
- Public Notice and labels

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Subdivision Concept for Preliminary Plat for Holley Smith (Mustang Valley), three hundred seventy-nine (379) lots on 136.92 acres, more or less, and being located at 15200 N FM RD 973, Manor, TX.

**PLANNING & ZONING COMMISSION:**      **Recommend Approval**      **Disapproval**      **None**



May 19, 2022

City of Manor  
Development Services Department  
Attn: Mr. Scott Dunlop, Director  
105 E. Eggleston Street  
Manor, Texas 78653

**RE: Holley-Smith Preliminary  
CBD Job # 5411**

**Project Application Summary Letter**

Dear Mr. Dunlop,

On behalf of the owner, please accept this application for review of a preliminary plan for the Holley-Smith development. This project is a total of approximately 136.92 acres in size and has a development agreement approved by the City of Manor to subdivide no more than 370 single family lots.

Access to the site will be taken from FM 973 as well as the extension of Anderson Road. All local street rights-of-way will be 50' wide with a 30' roadway (face of curb width). Water is currently Aqua WSC, but the owner has filed a transfer request into the Manor Water CCN. Wastewater will be provided by a gravity wastewater line extension to the site. Drainage will be collected in curb inlets and piped to one of three ponds that will provide peak shaving. There will be no adverse impact on adjacent or downstream properties. The owner will dedicate parkland shown on the plan to the City as well as install and maintain park improvements on the site.

Thank you for your time and review of this project. Please let me know if you need any additional information in order to process this submittal.

Respectfully,  
**Carlson, Brigrance & Doering, Inc.**

Geoff Guerrero  
Senior Planner

# PRELIMINARY PLAT FOR HOLLEY SMITH MANOR SUBDIVISION CITY OF MANOR JANUARY 2022

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## PROJECT INFORMATION:

TOTAL ACREAGE: 136.92 ACRES  
SURVEY: SUMNER BACON, ABSTRACT NO. 63  
F.E.M.A. MAP NO. 48453C0295H TRAVIS COUNTY, TEXAS DATED: SEPTEMBER 26, 2008

### SUBDIVISION INFORMATION:

NO. OF BLOCKS: 13  
NO. OF LOTS: 377  
NO. RESIDENTIAL LOTS: 363 72.37 AC.  
NO. OF OPEN SPACE, DRAINAGE & GREENBELT LOTS: 3 26.59 AC.  
NO. OF LANDSCAPE, DRAINAGE & SIDEWALK LOTS: 10 2.89 AC.  
NO. OF PARKS: 1 6.56 AC.

TOTAL LINER FOOTAGE OF STREETS: 21,301 L.F. 28.51 AC.

TOTAL ACRES: 136.92 AC.

### ADJOINING OWNERS:

① P.I.D. # 426447  
MARGARET L. & EMIL L. VORWERK  
PO BOX 935  
PFLUGERVILLE, TEXAS 78691  
109.97 ACRES

② P.I.D. # 250088  
HAN WU AND LANFANG ZHANG  
15821 ANDERSON ROAD  
MANOR, TEXAS 78653  
35.47 ACRES

③ P.I.D. # 259108  
VLADIMAR M. HAVAR  
15420 N. FM 973  
MANOR, TEXAS 78653  
6.79 ACRES

④ P.I.D. # 786420  
JOHN BAYER & JIMMY BAYER  
1334 COUNTY ROAD 405  
LEXINGTON, TEXAS 78947  
14.05 ACRES

⑤ P.I.D. # 896833  
LAYLA TRUST  
2008 HERITAGE WELL LANE  
PFLUGERVILLE, TEXAS 78660  
12.33 ACRES

⑥ P.I.D. # 784659  
BENNY, PAUL & MARK GRUNDY  
1552 PAYTON FALLS DRIVE  
AUSTIN, TEXAS 78754  
19.00 ACRES

⑦ P.I.D. # 259163  
KYLE NGUYEN  
1523 BRADBURY LANE  
AUSTIN, TEXAS 78753  
14.70 ACRES

⑧ P.I.D. # 259159  
JOHN & SANDY KERR  
1301 LOST CREEK  
AUSTIN, TEXAS 78746  
5.80 ACRES

⑨ P.I.D. # 259152  
GERALDINE & EDWARD WOLF  
2868 COUNTY ROAD 267  
CAMERON, TEXAS 76520  
50.36 ACRES

⑩ P.I.D. # 259092  
MANOR INDEPENDENT SCHOOL  
DISTRICT  
PO BOX 359  
MANOR, TEXAS 78653  
71.81 ACRES

⑪ P.I.D. # 259093  
AQUA WATER SUPPLY CORP.  
415 OLD AUSTIN HWY  
DRAWER P  
BASTROP, TX 78602  
(3.56 ACRES)

⑫ P.I.D. # 259110  
CAB MANOR, LLC  
4517 THREE ARROWS COURT  
CEDAR PARK, TEXAS 78613  
39.00 ACRES

BENCH MARKS  
BM1:  
TP CIRS  
N:10114414.72 E: 3182177.13  
ELEV: 558.02  
BM2:  
TP CIRS  
N:10117547.43 E: 3180641.52  
ELEV: 565.51



## LEGAL DESCRIPTION

BEING ALL OF THAT CERTAIN 93.983 (4,093,912 SQ. FT.) ACRE TRACT OF LAND SITUATED IN THE SUMNER BACON SURVEY, ABSTRACT NUMBER 63, TRAVIS COUNTY, TEXAS, CONVEYED TO KB HOME LONE STAR, INC. IN DOCUMENT NUMBER 2021241104 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 42.921 ACRE (1,869,634 SQ. FT.) TRACT OF LAND SITUATED IN THE SUMNER BACON SURVEY, ABSTRACT NUMBER 63, SITUATED IN TRAVIS COUNTY, TEXAS, CONVEYED TO KB HOME LONE STAR, INC. IN DOCUMENT NUMBER 2021243947 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

## FLOODPLAIN NOTE:

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NO. 48453C0295H FOR TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008

### OWNER:

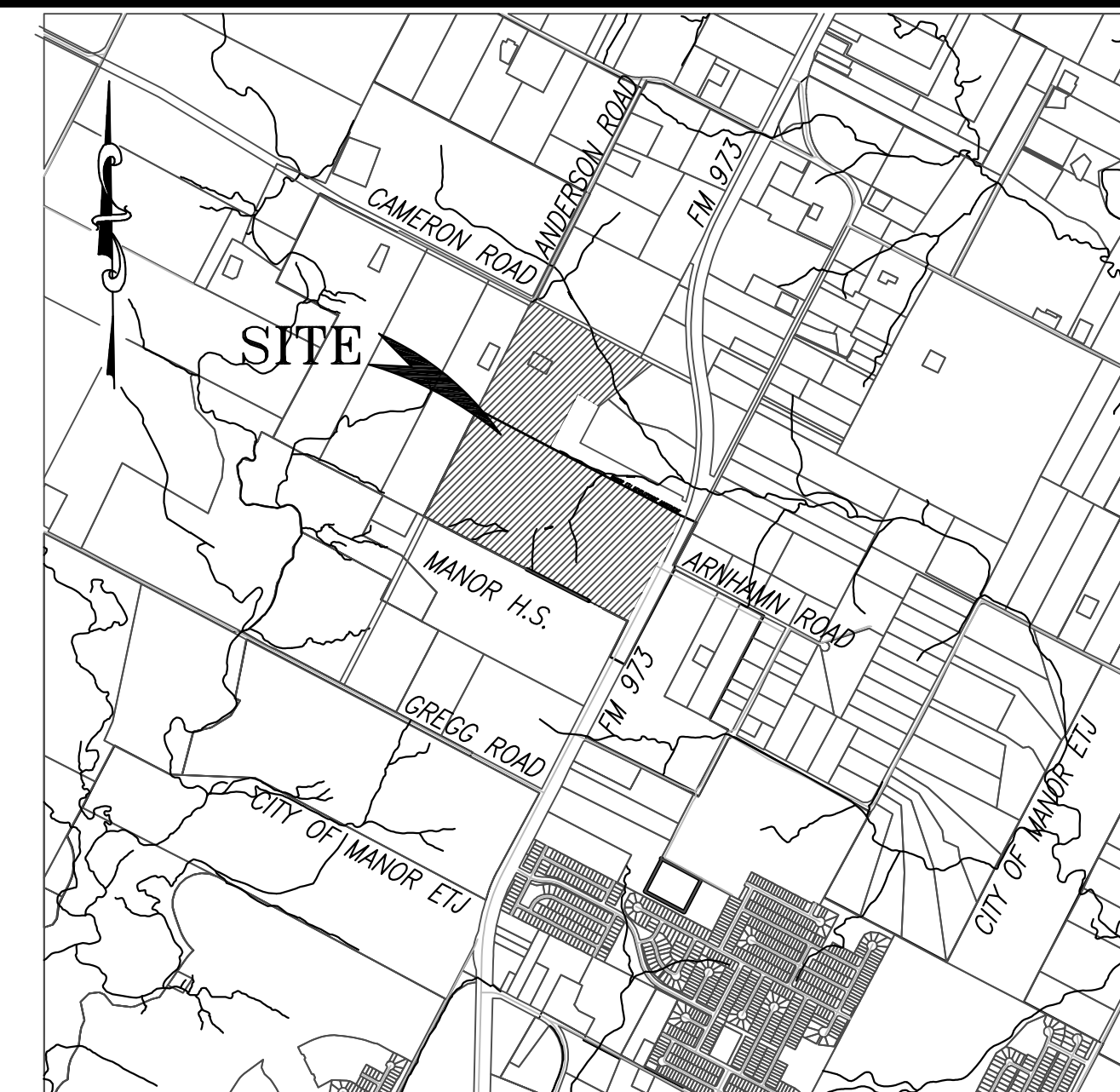
KB HOME  
ATTN: JOHN ZINSMEYER  
10800 PECAN PARK BLVD., SUITE 200  
AUSTIN, TEXAS 78750  
PHONE: (512) 651-8100

### DEVELOPER:

KB HOME  
ATTN: JOHN ZINSMEYER  
10800 PECAN PARK BLVD., SUITE 200  
AUSTIN, TEXAS 78750  
PHONE: (512) 651-8100

### ENGINEER/AGENT:

CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DR.  
AUSTIN, TEXAS 78749  
PHONE: (512) 280-5160  
FAX: (512) 280-5165



## LOCATION MAP

SCALE: 1" = 2,000'

## LEGEND

- CONCRETE MONUMENT SET
- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- WL ESMT. WATER LINE EASEMENT
- WW ESMT. WASTEWATER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.E. LANDSCAPE EASEMENT
- D.E. DRAINAGE EASEMENT
- D.A.E. DRAINAGE ACCESS EASEMENT
- A.E. ACCESS EASEMENT
- SW.E. SIDEWALK EASEMENT
- 17 LOT NUMBER
- Ⓐ BLOCK NUMBER
- BUILDING SETBACK LINE
- - - EASEMENT LINE
- · · · · SIDEWALK LOCATION
- ① ADJACENT PROPERTY OWNER
- CREEK CENTERLINE
- - - 100 YEAR FLOODPLAIN

STATE OF TEXAS CERTIFICATE OF SURVEYOR

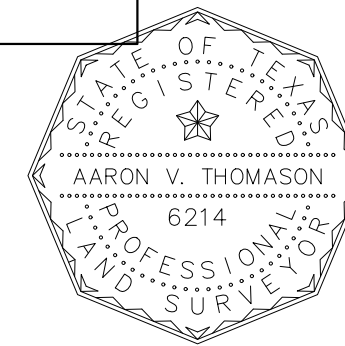
COUNTY OF TRAVIS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

6/5/2023

AARON THOMASON  
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE:



## ENGINEERS CERTIFICATION

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF MANOR CODES AND ORDINANCES AND TRAVIS COUNTY.

WITNESS MY HAND THIS 5th DAY OF JUNE, 2023

Charles R. Brigance, Jr.

CHARLES R. BRIGANCE, JR. P.E.

NO. 64346

## CITY OF MANOR ACKNOWLEDGEMENTS

THIS PRELIMINARY PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COUNCIL ON THIS THE   OF  , 2023 A.D.

APPROVED:

ATTEST:

LAKESHA SMALL, CHAIRPERSON

LLUVIA T. ALMARAZ,  
CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE   OF  , 2023 A.D.

APPROVED:

ATTEST:

HONORABLE CHRISTOPHER HARVEY  
MAYOR OF THE CITY OF MANOR, TEXAS

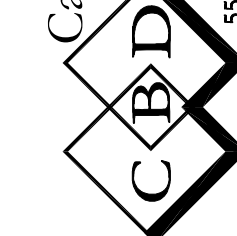
LLUVIA T. ALMARAZ,  
CITY SECRETARY

DESIGNED BY: CRB  
DRAFTED BY: CIP

DATE	REVISION

Carlson, Brigance & Doering, Inc.  
Civil Engineering

FIRM ID #F3791  
Nada C. O'Connell  
5501 West William Cannon Dr.  
Austin, Texas 78749  
Phone No. (512) 280-5160  
www.cbdieng.com



SHEET NAME: OVERALL PRELIMINARY PLAN

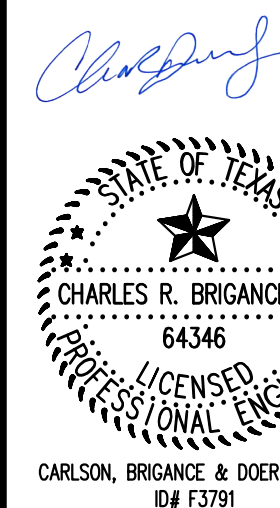
JOB NAME: HOLLEY SMITH MANOR SUBDIVISION

PROJECT: PRELIMINARY PLAT

SHEET NAME:

JOB NAME:

PROJECT:

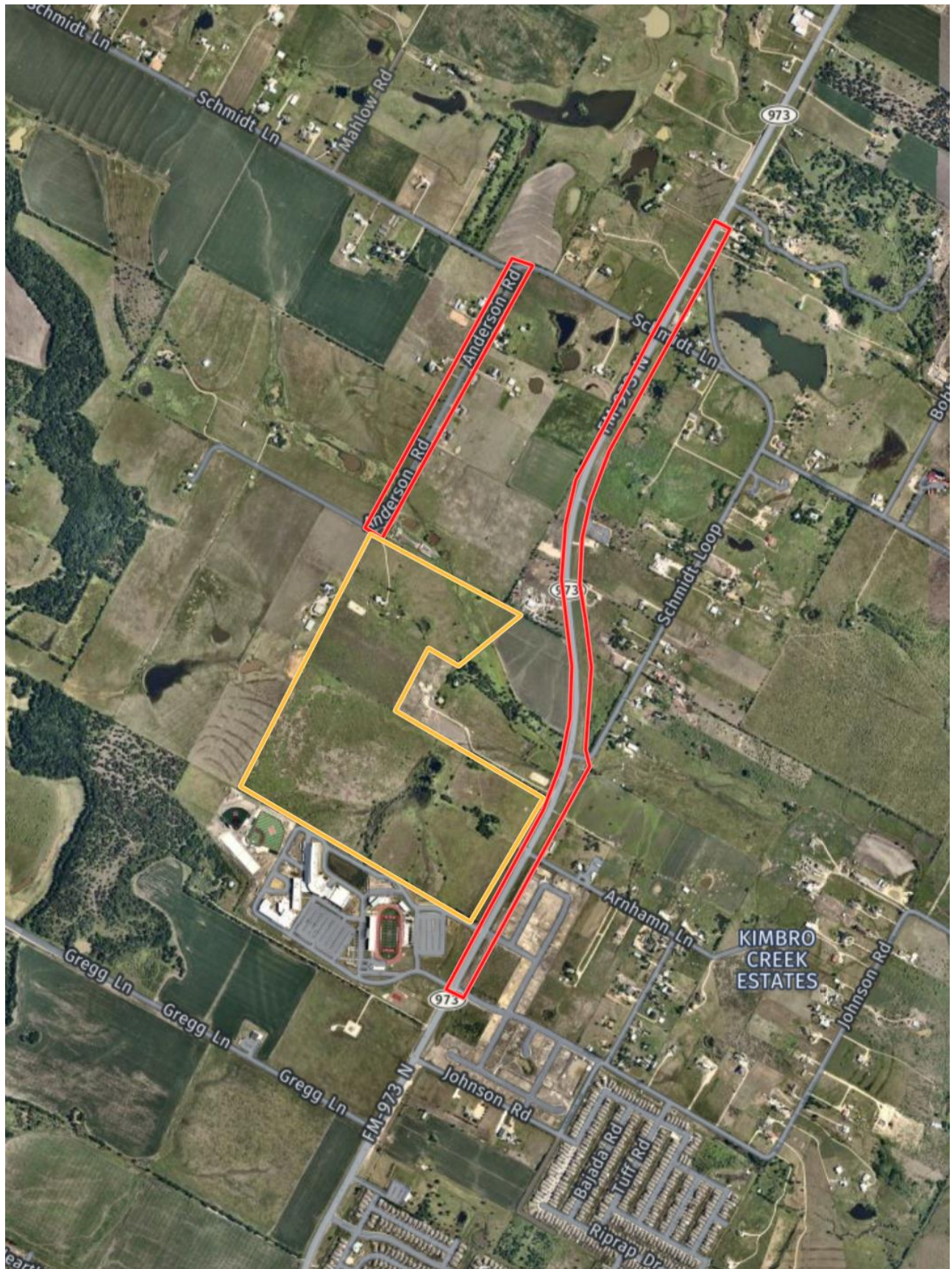


06/05/2023

DATE: JAN 2022

JOB NUMBER: 5411

SHEET: 1 OF 10





1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Thursday, June 23, 2022

Geoff Guerrero  
Carlson, Brigance & Doering, Inc.  
5501 West William Cannon  
Austin TX 78749  
geoff@cbdeng.com

Permit Number 2022-P-1444-PP  
Job Address: 15200 N FM RD 973, Manor, TX. 78653

Dear Geoff Guerrero,

The first submittal of the Mustang Valley - KB Homes Subdivision Preliminary Plat (*Preliminary Plan*) submitted by Carlson, Brigance & Doering, Inc. and received on April 21, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

### Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

**1. The preliminary plat cannot be approved until the concept plan has been approved.**

**2. Preliminary plat cannot be approved until the TIA is approved.**

~~3. Update the City of Manor Acknowledgement, the current city Major is Dr. Christopher Harvey, Julie Leonard is the Chairperson, and Rebecca Guerrero is the Clerk of Travis County.~~

~~4. The City of Manor Acknowledgements signature section only needs to be included on the first page, and remove from the rest.~~

~~5. Remove "XXX XXXX XXXX" at the bottom right hand edge of plan sheets or replace it with appropriate information.~~

~~6. Labeling on the primary figure on sheet one is difficult to read and should be cleaned up.~~

~~7. Labeling and symbology on Existing Conditions and Demolition Plan are crowded and difficult to read.~~

~~8. Scale on "Vicinity Map" is not noted. Should the vicinity map mean to represent the location map, it needs to have a radius of at least one (1) mile using a scale of at least one (1) inch equals two thousand feet (1" = 2000").~~

~~9. Changes to existing electrical lines have been marked, but no information regarding existing utilities. Since structures are pre-existing on property it can be assumed that there are some existing utilities. If all pre-existing utilities have been marked, they need to be made clearer.~~

~~10. If contours are to be changed, then any changes need to be specified.~~

- ~~11. Location of proposed utilities has been marked, but no size or description information has been given. Size and description for all proposed utilities needs to be provided as per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22. Item 3.~~
- ~~12. The location, size, and description of any proposed drainage appurtenances, including storm sewers, detention ponds, and other drainage structures proposed to be constructed on and off the site and designed by the requirements of this Ordinance. As per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22.~~
- ~~13. Provide water and wastewater calculation on what is being proposed.~~
- ~~14. Provide a complete application for a flood plain map amendment or revision, as required by the Federal Emergency Management Agency if applicable.~~
- ~~15. A majority of the Supporting Documents have not been provided, as per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22 Item 4.:~~
  - ~~a. Provide a drainage study consisting of a Drainage Area Map with contours, location, and capacities of existing and proposed drainage features, and calculations in accordance with this ordinance, and good engineering practices, shall be provided to ensure the property will be developed in accordance with city drainage policies.~~
  - ~~b. Provide Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat to determine the adequacy and consistency of proposed utility improvements.~~
  - ~~c. A Letter of Certification, when applicable, that the plat has been submitted to the County Health District for review, as subdivision contains a portion of the regulatory one hundred (100) year floodplain outside of the city limits.~~
  - ~~d. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assemble of the TIA document.~~
  - ~~e. A summary letter stating briefly the type of street surfacing, drainage, water, and wastewater facilities proposed, and declaring the intent to either dedicate parkland or pay fees in lieu of said dedication if such dedication or fees apply.~~
  - ~~f. A letter requesting any variances from the provisions of the City of Manor Code of Ordinances.~~
  - ~~g. Any attendant documents needed to supplement the information provided on the Preliminary Plat.~~
- ~~16. Information provided in the engineer preliminary report should be included in the submitted preliminary plat plans. This includes water, wastewater, and drainage.~~
- ~~17. Provide information regarding whether there will be any adjustments to the floodplain.~~

6/23/2022 1:36:13 PM  
Mustang Valley - KB Homes Subdivision Preliminary  
Plat  
2022-P-1444-PP  
Page 3

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA

## CBD COMMENT RESPONSE

CBD No. 5411



Texas Engineering Firm #4242

Date: Thursday, June 23, 2022

Geoff Guerrero  
 Carlson, Brigrance & Doering, Inc.  
 5501 West William Cannon  
 Austin TX 78749  
 geoff@cbdeng.com

1500 County Road 269  
 Leander, TX 78641

PO Box 2029  
 Leander, TX 78646-2029

Permit Number 2022-P-1444-PP  
 Job Address: 15200 N FM RD 973, Manor, TX. 78653

Dear Geoff Guerrero,

The first submittal of the KB Homes Subdivision Preliminary Plat (*Preliminary Plan*) submitted by Carlson, Brigrance & Doering, Inc. and received on June 08, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

**Engineer Review**

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@gbateam.com.

1. The preliminary plat cannot be approved until the concept plan has been approved. **CBD: Noted**
2. Preliminary plat cannot be approved until the TIA is approved. **CBD: Noted**
3. Update the City of Manor Acknowledgement, the current city Major is Dr. Christopher Harvey, Julie Leonard is the Chairperson, and Rebecca Guerrero is the Clerk of Travis County. **CBD: Acknowledgement updated**
4. The City of Manor Acknowledgements signature section only needs to be included on the first page, and remove from the rest. **CBD: Acknowledgement updated**
5. Remove "XXX-XXXX-XXXX" at the bottom right-hand edge of plan sheets or replace it with appropriate information. **CBD: File number has been removed**
6. Labeling on the primary figure on sheet one is difficult to read and should be cleaned up. **CBD: Drafting has been updated**
7. Labeling and symbology on Existing Conditions and Demolition Plan are crowded and difficult to read. **CBD: Drafting has been updated**
8. Scale on "Vicinity Map" is not noted. Should the vicinity map mean to represent the location map, it needs to have a radius of at least one (1) mile using a scale of at least one (1) inch equals two thousand feet (1" = 2000') **CBD: Scale is 1" = 2000'**
9. Changes to existing electrical lines have been marked, but no information regarding existing utilities. Since structures are pre-existing on property it can be assumed that there are some existing utilities. If all pre-existing utilities have been marked, they need to be made clearer. **CBD: Existing electric lines are labeled on the existing Conditions Map**
10. If contours are to be changed, then any changes need to be specified. **CBD: Grading will be provided with the Construction Plans**
11. Location of proposed utilities has been marked, but no size or description information has been given. Size

and description for all proposed utilities needs to be provided as per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22. Item 3. **CBD: Utility line sizes are on the utility sheets**

12. The location, size, and description of any proposed drainage appurtenances, including storm sewers, detention ponds, and other drainage structures proposed to be constructed on and off the site and designed by the requirements of this Ordinance. As per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22. **CBD: Storm sewer sizing has been added to the drainage plans**

13. Provide water and wastewater calculation on what is being proposed.

**CBD: W-WW calculations have been added to the utility plan**

14. Provide a complete application for a flood plain map amendment or revision, as required by the Federal Emergency Management Agency if applicable. **CBD: No FEMA map amendment is anticipated**

15. A majority of the Supporting Documents have not been provided, as per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22 Item 4.:

a. Provide a drainage study consisting of a Drainage Area Map with contours, location, and capacities of existing and proposed drainage features, and calculations in accordance with this ordinance, and good engineering practices, shall be provided to ensure the property will be developed in accordance with city drainage policies.

**CBD: Drainage study maps and engineering report are attached**

b. Provide Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat to determine the adequacy and consistency of proposed utility improvements. **CBD: Utility demand letter is attached**

c. A Letter of Certification, when applicable, that the plat has been submitted to the County Health District for review, as subdivision contains a portion of the regulatory one hundred (100) year floodplain outside of the city limits. **CBD: This parcel has been annexed into the city limits, no flood plan modifications are anticipated**

d. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assemble of the TIA document.

**CBD: TIA scoping meet has already occurred, TIA (under review) is attached**

e. A summary letter stating briefly the type of street surfacing, drainage, water, and wastewater facilities proposed, and declaring the intent to either dedicate parkland or pay fees in lieu of said dedication if such dedication or fees apply. **CBD: See engineering report**

f. A letter requesting any variances from the provisions of the City of Manor Code of Ordinances.

**CBD: No variances are anticipated**

g. Any attendant documents needed to supplement the information provided on the Preliminary Plat.

**CBD: see attached HEC-HMS routing**

16. Information provided in the engineer preliminary report should be included in the submitted preliminary plat plans. This includes water, wastewater, and drainage.

**CBD: Supporting sheets have been added to the preliminary plan**

17. Provide information regarding whether there will be any adjustments to the floodplain.

**CBD: No floodplain modifications are anticipated**

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is fluid and cursive, with the first name "Pauline" being more prominent than the last name "Gray".

Pauline Gray, P.E.  
Senior Engineer  
Jay Engineering, a Division of GBA



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Wednesday, August 3, 2022

Geoff Guerrero  
Carlson, Brigrance & Doering, Inc.  
5501 West William Cannon  
Austin TX 78749  
geoff@cbdeng.com

Permit Number 2022-P-1444-PP  
Job Address: 15200 N FM RD 973, Manor 78653

Dear Geoff Guerrero,

The subsequent submittal of the Mustang Valley - KB Homes Subdivision Preliminary Plat submitted by Carlson, Brigrance & Doering, Inc. and received on April 21, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

### Engineer Review

The following comments have been provided by Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

**1. The preliminary plat cannot be approved until the concept plan has been approved.**

**2. Preliminary plat cannot be approved until the TIA is approved.**

~~3. Update the City of Manor Acknowledgement, the current city Major is Dr. Christopher Harvey, Julie Leonard is the Chairperson, and Rebecca Guerrero is the Clerk of Travis County.~~

~~4. The City of Manor Acknowledgements signature section only needs to be included on the first page, and remove from the rest.~~

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~~10. If contours are to be changed, then any changes need to be specified.~~

~~11. Location of proposed utilities has been marked, but no size or description information has been given. Size~~

~~and description for all proposed utilities needs to be provided as per City of Manor Code of Ordinances Ch.10-  
Exhibit A. Article II. Section 22. Item 3.~~

~~12. The location, size, and description of any proposed drainage appurtenances, including storm sewers,  
detention ponds, and other drainage structures proposed to be constructed on and off the site and designed by  
the requirements of this Ordinance. As per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section  
22.~~

~~13. Provide water and wastewater calculation on what is being proposed.~~

~~14. Provide a complete application for a flood plain map amendment or revision, as required by the Federal  
Emergency Management Agency if applicable.~~

~~15. A majority of the Supporting Documents have not been provided, as per City of Manor Code of Ordinances  
Ch.10 Exhibit A. Article II. Section 22 Item 4.:~~

~~a. Provide a drainage study consisting of a Drainage Area Map with contours, location, and capacities of existing  
and proposed drainage features, and calculations in accordance with this ordinance, and good engineering  
practices, shall be provided to ensure the property will be developed in accordance with city drainage policies.~~

~~b. Provide Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat to determine  
the adequacy and consistency of proposed utility improvements.~~

~~c. A Letter of Certification, when applicable, that the plat has been submitted to the County Health District for  
review, as subdivision contains a portion of the regulatory one hundred (100)-year floodplain outside of the city  
limits.~~

~~d. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping  
meeting must be conducted with City Staff prior to assemble of the TIA document.~~

~~e. A summary letter stating briefly the type of street surfacing, drainage, water, and wastewater facilities  
proposed, and declaring the intent to either dedicate parkland or pay fees in lieu of said dedication if such  
dedication or fees apply.~~

~~f. A letter requesting any variances from the provisions of the City of Manor Code of Ordinances.~~

~~g. Any attendant documents needed to supplement the information provided on the Preliminary Plat.~~

~~16. Information provided in the engineer preliminary report should be included in the submitted preliminary plat  
plans. This includes water, wastewater, and drainage.~~

~~17. Provide information regarding whether there will be any adjustments to the floodplain.~~

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at [pgray@gbateam.com](mailto:pgray@gbateam.com).

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Friday, April 21, 2023

Geoff Guerrero  
Carlson, Brigance & Doering, Inc.  
5501 West William Cannon  
Austin TX 78749  
geoff@cbdeng.com

Permit Number 2022-P-1444-PP  
Job Address: 15200 N FM RD 973, Manor 78653

Dear Geoff Guerrero,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Geoff Guerrero and received by our office on April 21, 2023, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

**Please submit a hard copy of the cover sheet to Scott Dunlop at the City of Manor for signatures. A copy of the signed cover sheet will be uploaded under project files on the my permit now website.**

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, reading "Pauline M. Gray".

Pauline Gray, P.E.  
Lead AES  
GBA



5/31/2023

## City of Manor Development Services

### Notification for a Subdivision Preliminary Plat

Project Name: Mustang Valley - KB Homes Subdivision Preliminary Plat  
 Case Number: 2022-P-1444-PP  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Preliminary Plat for Holley Smith (Mustang Valley) located at 15200 N FM RD 973, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Subdivision Concept for Preliminary Plat for Holley Smith (Mustang Valley), three hundred seventy-nine (379) lots on 72.37 acres, more or less, and being located at 15200 N FM RD 973, Manor, TX.**

***Applicant: Carlson, Brigrance & Doering, Inc.***

***Owner: KB Home Lone Star, Inc.***

The Planning and Zoning Commission will meet at 6:30PM on June 14, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Subdivision Preliminary Plan has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

KB Home Lone Star, Inc.  
10800 Pecan Park Blvd., Suite 200  
Austin, Texas 78750

Aqua Water Supply Corporation  
Attn: Property Tax Department  
PO Box P  
Bastrop, Texas 78602

Layla Trust  
2008 Heritage Well Lane  
Pflugerville, Texas 78660

Don & Jimmy Bayer  
1334 County Road 405  
Lexington, Texas 78947

Kenneth & Joyce Sprinkles  
15777 Anderson Road  
Manor, Texas 78653

Hua Wu & Zhang Lanfang  
15821 Anderson Road  
Manor, Texas 78653

Geraldine & Edward Wolf  
2868 County Road 267  
Cameron, Texas 76520

Vladimir Haviar  
15420 N FM Road 973  
Manor, Texas 78653

Benny, Paul & Mark Gundy  
1552 Payton Falls Drive  
Austin, Texas 78754

Kyle Nguyen  
1523 Bradbury Lane  
Austin, Texas 78753

Margaret & Emil Vorwerk  
PO Box 935  
Pflugerville, Texas 78691

John & Sandy Kerr  
1301 Lost Creek Boulevard  
Austin, Texas 78746

Manor Independent School District  
PO Box 359  
Manor, Texas 78653



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** June 14, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Short Form Final Plat for one (1) lot on .23 acres, more or less, and being located at 707 Bastrop St, Manor, TX for variances to allow for 40 ft lot width, 20 ft front setback, 5 ft side setbacks, and 10 ft rear setback.

**Applicant:** SAVVY ATX REALTY LLC

**Owner:** Wenkai Chen

### BACKGROUND/SUMMARY:

This plat has been approved by our engineer and it is filed with a variance that the Commission and City Council can consider but action is recommended to be pulled to correct an error in the request.

The current zoning of the property is SF-1 Single Family Suburban which has a minimum lot width of 70'. A rezoning case for TF Two-Family has been filed which also has minimum lot width of 70'.

The requested variances are:

1. 40' lot width (70' required)
2. 20' front setback (25' required)
3. 10' rear setback (25' required)
4. 5' side setback (7.5 required)

The earliest deed creating the tract was in February 1983. There was no zoning code at the time to regulate lot widths but the subdivision code in effect (Ord. 47 dated 12-14-77) had a provision that lot widths do not exceed three times the lot depth. This tract is 250' in depth, which exceeds that regulation so had a plat been filed in 1983 it would not have been approved. Current subdivision code has a lot width to depth ratio of 2.5:1, so the variance request needs to be updated to include that so new notices will be sent out.

This tract as currently subdivided is undevelopable since it is portions of 5 lots that are 40'x50' each and only one has frontage on a dedicated right-of-way. While the tract has never been a legal lot, it has existed in its current configuration for 40 years and only through the approval of the variances can it be improved upon.

When granting a subdivision variance the Planning and Zoning Commission and City Council shall consider:

1. The public convenience and welfare will be substantially served;
2. The appropriate use of surrounding property will not be substantially or permanently impaired or diminished;
3. The applicant has not created the hardship for which relief is sought;
4. The variance will not confer upon the applicant a special right or privilege not commonly shared or available to the other owners of similar and surrounding property;

5. The hardship from which relief is sought is not solely of an economic nature;
6. The variance is not contrary to the public interests;
7. Due to special circumstances, the literal enforcement of the ordinance would result in an unnecessary hardship; and
8. In granting the variance the spirit of the ordinance is observed and substantial justice is done.

**LEGAL REVIEW:** *NO*  
**FISCAL IMPACT:** *NO*  
**PRESENTATION:** *NO*  
**ATTACHMENTS:** *YES*

- Letter of Intent
- Plat
- Deed from 1983
- Subdivision Code of 1977
- AE Lane Addition Plat Map
- Engineer Comments
- Conformance Letter
- Notice and Labels

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission pull a public hearing on a Short Form Final Plat for one (1) lot on .23 acres, more or less, and being located at 707 Bastrop St, Manor, TX.

**PLANNING & ZONING COMMISSION:**      **Recommend Approval**      **Disapproval**      **None**

# Letter of Intent

February 28, 2023

City of Manor  
Development Services Department  
Attn: Mr. Scott Dunlop, Director  
105 E. Eggleston Street  
Manor, Texas 78653

Re: **707 BASTROP ST TX 78653**

**Dear Mr. Dunlop,**

We are writing to you to request plat the subject property to be a legal lot.

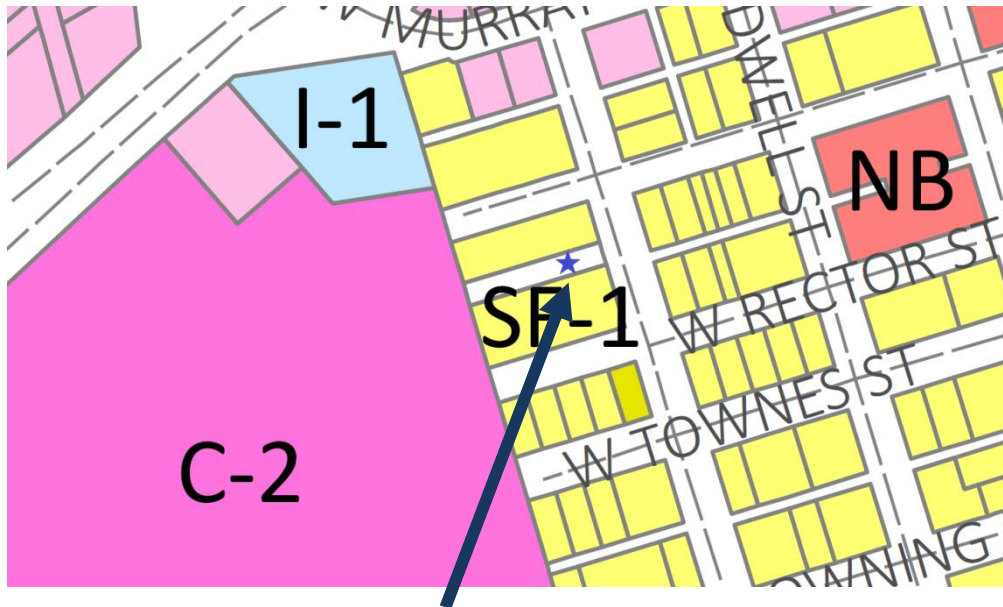
Proposed New Legal description: **LOT 6A BLK 1 LANE A E ADDN**

The subject property 707 Bastrop ST TX 78653, Legal description is: **S40FT OF LOT 6-10 BLK 1 LANE A E ADDN**. The current configuration is 39.96 ft wide and 250 ft long, with a total of 9,986 sqft.

Per our research, the subject property's current configuration existed in 1983 (Please see the Appendix A for the property's deed history, the oldest warranty deed was in 2/16/1983). Hence it is NOT conforming with the current development standard/code ordinances in Manor TX.

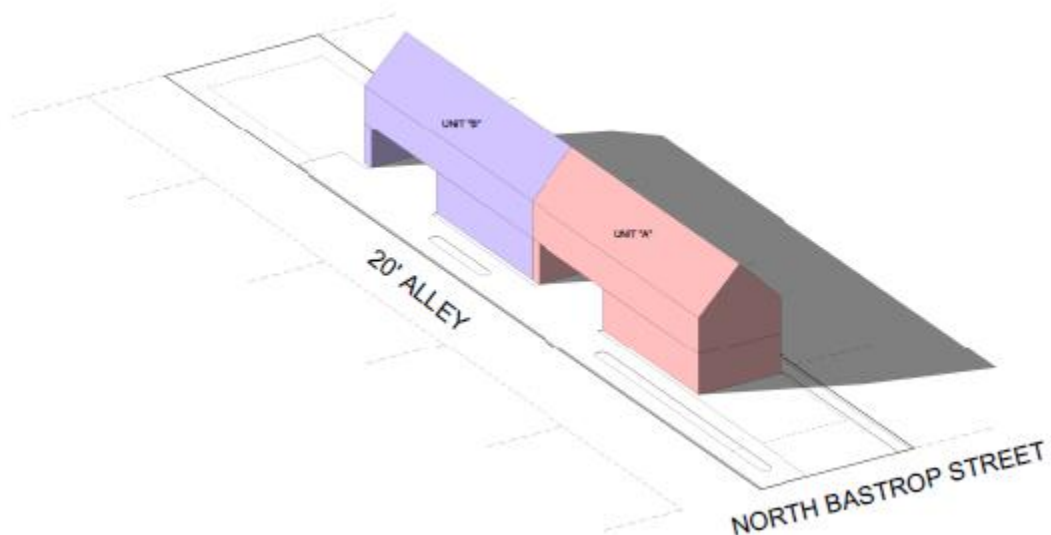
Due to the fact that the property lot is a nonconforming lot, we are requesting

1. Minimum Lot Width Variance – reduce to 40 ft
2. Setback Waiver - the side setbacks to 5', the front to 20' and the rear to 10'
3. Zoning: TF (Two-Family) – currently it doesn't have zoning assigned ( per zoning map downloaded from <https://www.cityofmanor.org/>), see below. Since the total lot size is 9,986 sqft, we are proposing the property to **TF (Two Family)** in support the growth of Manor TX.



Subject Property: **707 BASTROP ST TX 78653**

Please see below conceptual design of the proposed TF (duplex). In Appendix B, please find conceptual design work from our architect.



Please help to grant these requests and let me know if you have any questions.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Katherine Chen'.

Katherine Chen  
Savvy ATX Realty

## Appendix A - Property Deed History

## PID 240850 | 707 BASTROP ST

Property Summary Report | 2022  
Online Services | TRAVIS COUNTY APPRAISAL DISTRICT

## GENERAL INFO

## ACCOUNT

Property ID: 240850  
 Geographic ID: 0237590602  
 Type: R  
 Zoning:  
 Agent:  
 Legal Description: S40FT OF LOT 6-10 BLK 1 LANE A E  
 ADDN

Property Use:

## OWNER

Name: CHEN WENKAI  
 Secondary Name:  
 Mailing Address: 1132 NORTHWESTERN AVE UNIT A  
 AUSTIN TX US 78702  
 Owner ID: 1435182  
 % Ownership: 100.00  
 Exemptions:

## LOCATION

Address: 707 BASTROP ST TX 78653

Market Area:

Market Area CD: B0850

Map ID: 023460

## PROTEST

Protest Status:

Informal Date:

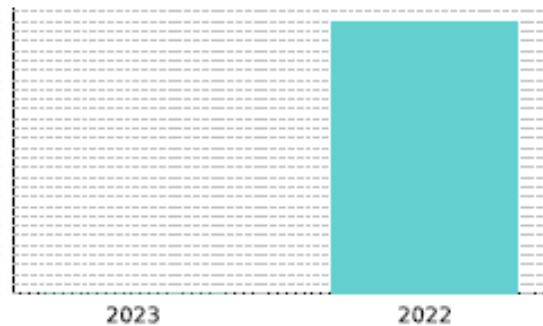
Formal Date:

## VALUES

## CURRENT VALUES

Land Homesite: \$0  
 Land Non-Homesite: \$70,000  
 Special Use Land Market: \$0  
 Total Land: \$70,000  
 Improvement Homesite: \$0  
 Improvement Non-Homesite: \$0  
 Total Improvement: \$0  
 Market: \$70,000  
 Special Use Exclusion (-): \$0  
 Appraised: \$70,000  
 Value Limitation Adjustment (-): \$0  
 Net Appraised: \$70,000

## VALUE HISTORY



Values for the current year are preliminary and are subject to change.

## VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$70,000	\$0	\$0	\$70,000	\$0	\$70,000

**TAXING UNITS**

Unit	Description	Tax Rate	Net Appraised	Taxable Value
03	TRAVIS COUNTY	0.318239	\$70,000	\$70,000
05	CITY OF MANOR	0.747000	\$70,000	\$70,000
0A	TRAVIS CENTRAL APP DIST	0.000000	\$70,000	\$70,000
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.098684	\$70,000	\$70,000
34	MANOR ISD	1.352000	\$70,000	\$70,000
68	AUSTIN COMM COLL DIST	0.098700	\$70,000	\$70,000
72	TRAVIS CO ESD NO 12	0.100000	\$70,000	\$70,000

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

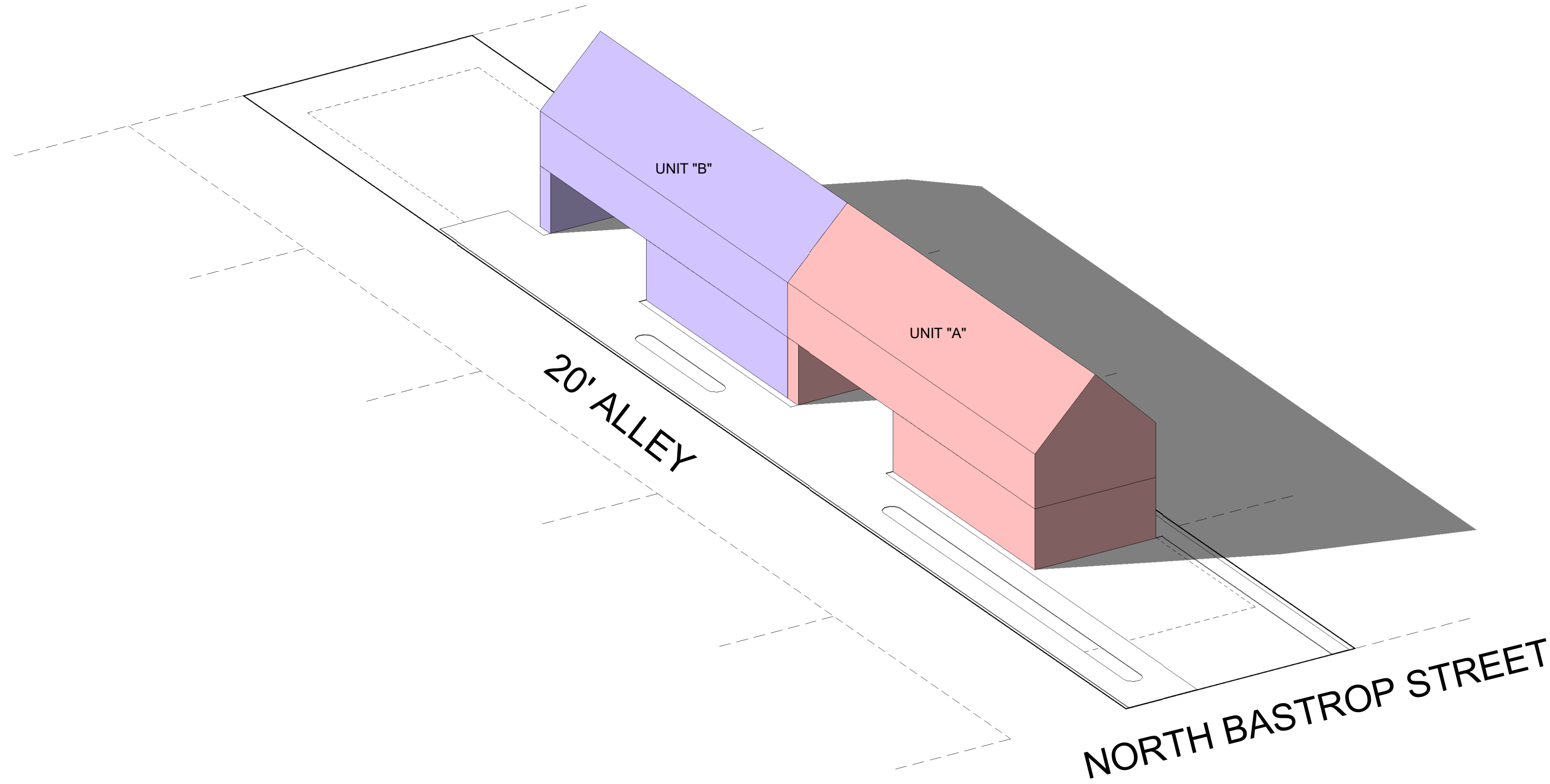
**IMPROVEMENT****LAND**

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.2296	10,000.06	\$7.00	\$70,000	\$0

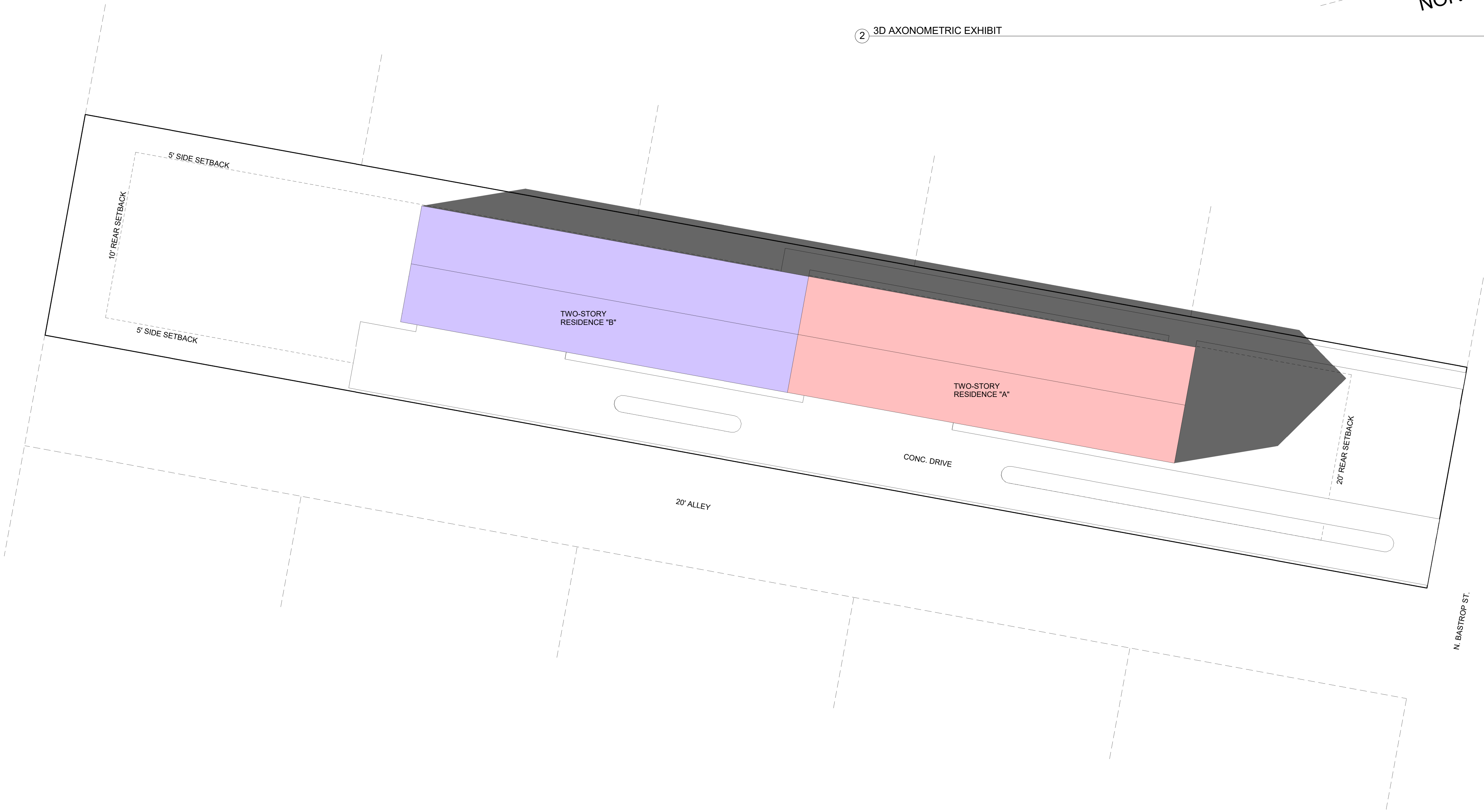
**DEED HISTORY**

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
8/21/21	WD	WARRANTY DEED	HUTCHINS BARBARA JEAN	CHEN WENKAI				2021189596
2/16/83	WD	WARRANTY DEED	HUTCHINS BARBARA	HUTCHINS BARBARA JEAN		07996	00320	
2/16/83	WD	WARRANTY DEED		HUTCHINS BARBARA		07996	00320	
2/16/83	WD	WARRANTY DEED	BURNS JACK ESTATE			07996	00320	

Appendix B - Conceptual TF (Duplex) Architectual Design



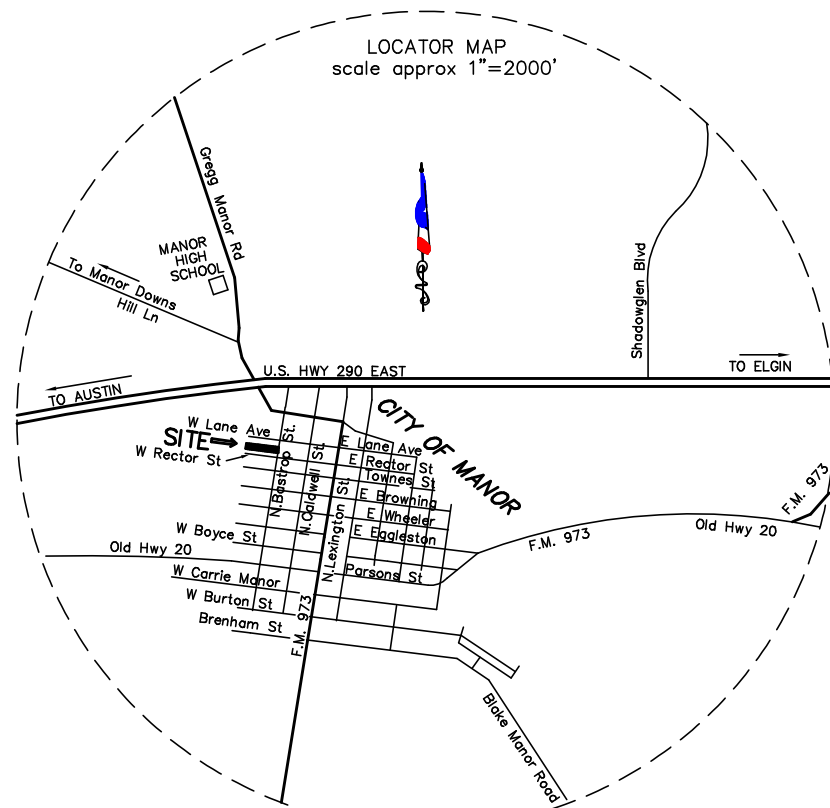
2 3D AXONOMETRIC EXHIBIT



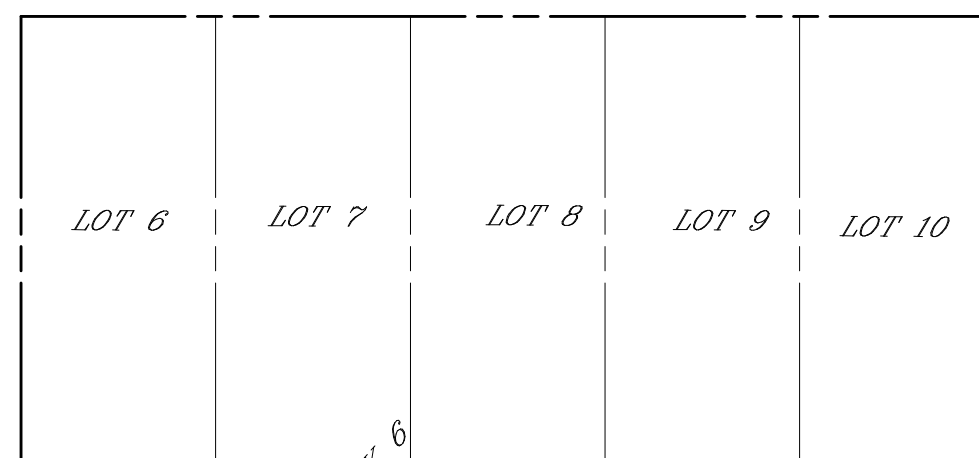
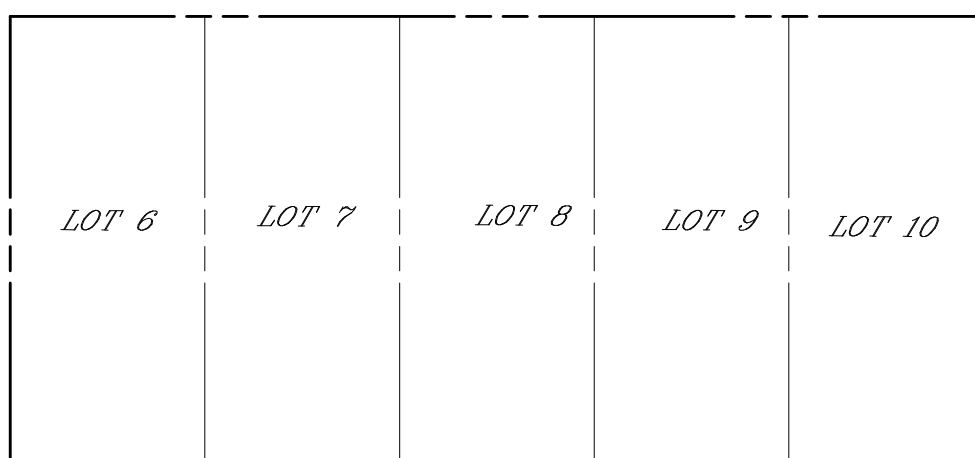
CONCEPT SITE PLAN INFORMATION:	
LOT SIZE:	9,986 SF
BUILDING COVER:	
UNIT "A":	1,500 SF
UNIT "B":	1,500 SF
TOTAL:	3,000 SF
PAVED AREA:	
DRIVEWAY:	2,131 SF
SIDEWALK:	382 SF
TOTAL:	2,513 SF
TOTAL IMPERVIOUS COVER:	5,513 SF
IMPERVIOUS COVER %:	55.2%
PRINCIPAL STRUCTURE %:	15%
PRINCIPAL/ACCESSORY %:	30%

CONCEPT SITE PLAN

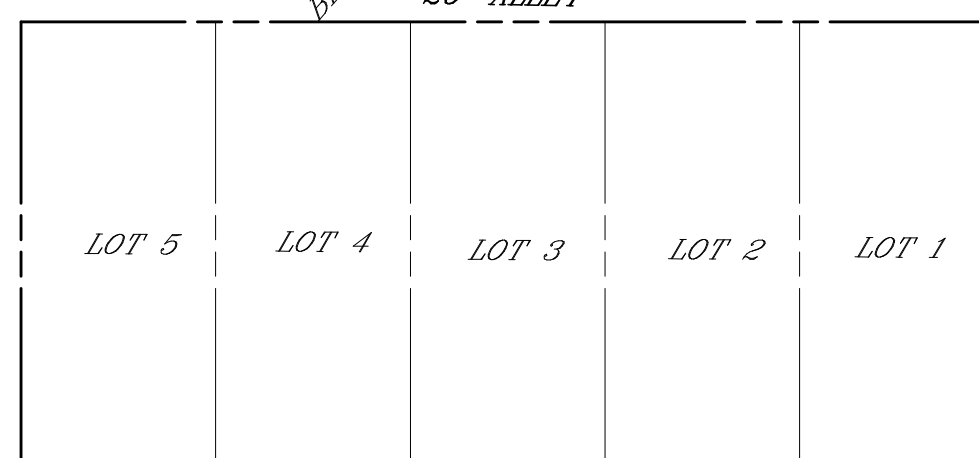
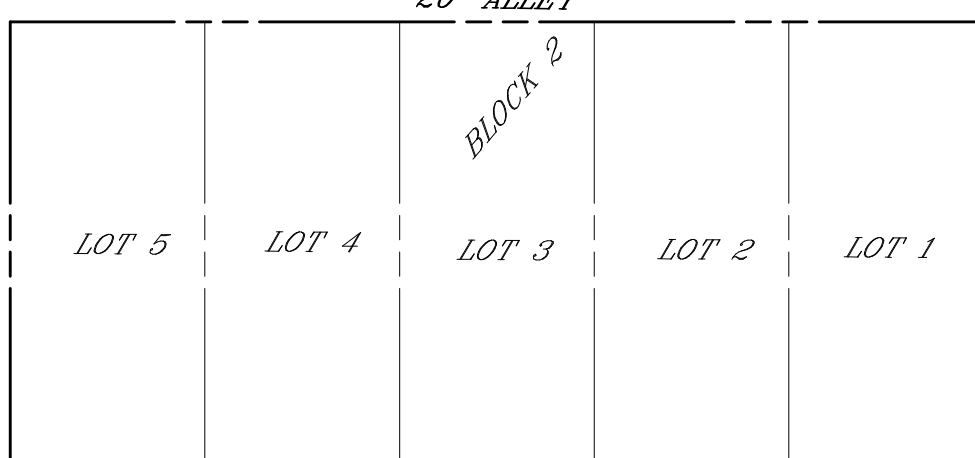
# RESUBDIVISION OF PORTION OF LOTS 6-10 A.E. LANE'S ADDITION TO THE TOWN OF MANOR SHORT FORM FINAL PLAT



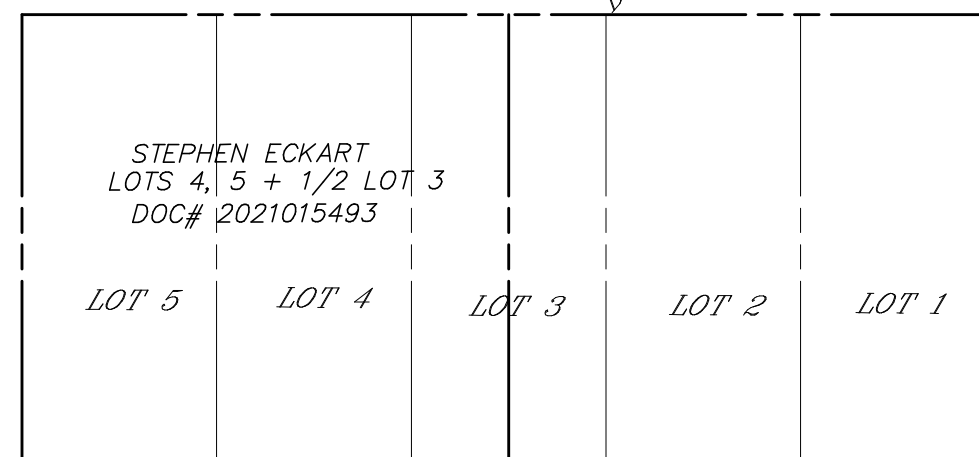
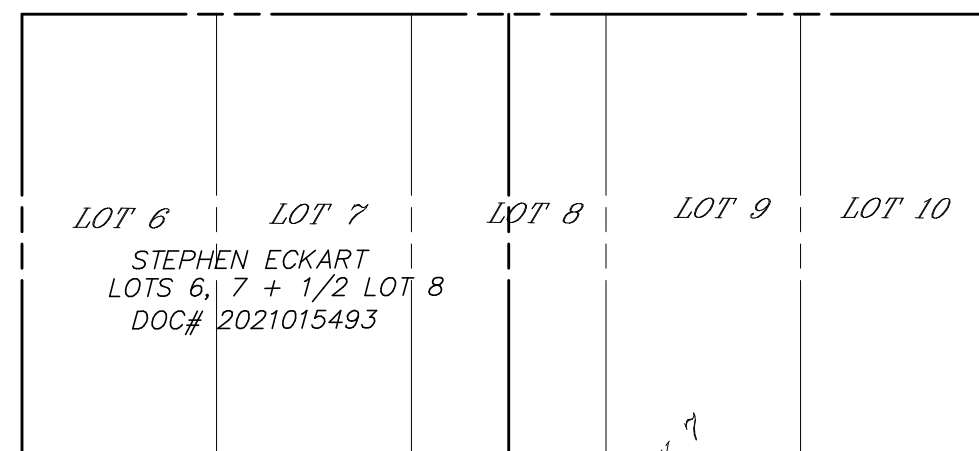
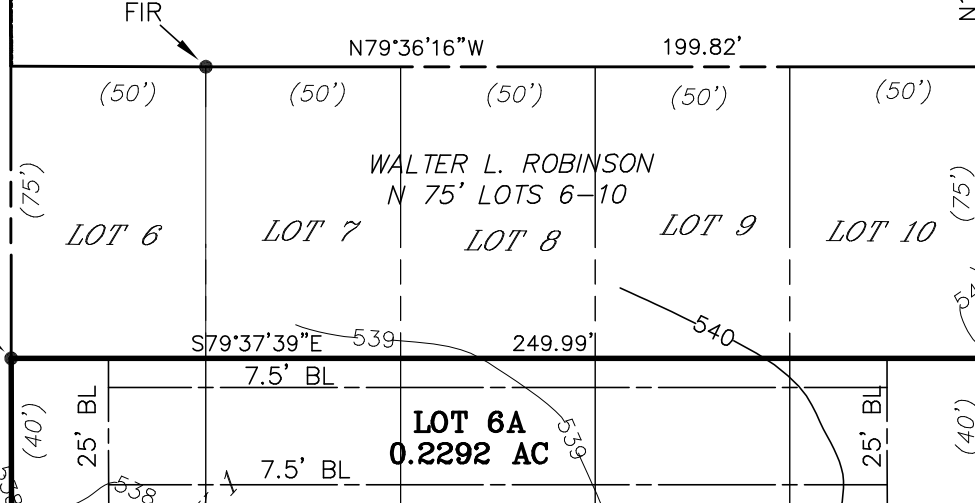
WEST MURRAY ST



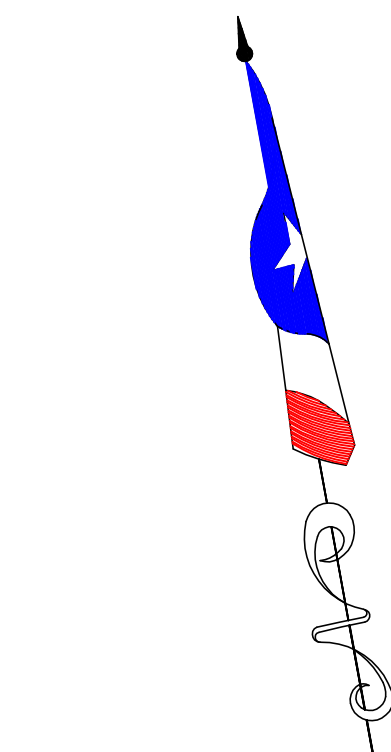
20' ALLEY



WEST LANE AVENUE  
60' ROW



RECTOR STREET  
60' ROW



RIVER CITY PARTNERS LTD  
20.00 AC  
DOC# 2005128121  
LOT 1 RIATA FORD MANOR

**LEGEND**  
FOUND 1/2" IRON ROD FIR  
FOUND 1/2" IRON ROD W/CAP FIRC  
BUILDING LINE BL  
**BENCHMARK BM:**  
Mag nail in asphalt;  
Elevation 542.21' NAVD88

**BEARING BASE:**  
THE BEARINGS SHOWN HEREON ARE CENTRAL TEXAS ZONE  
STATE PLANE COORDINATES, BASED ON LOCAL NETWORK  
GPS OBSERVATION.

GRAPHIC SCALE



( IN FEET )  
1 INCH = 50 FT.

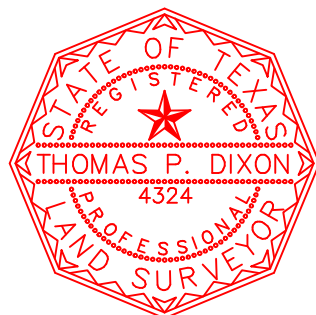
## Surveyors Certification

I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF THE CITY OF MANOR SUBDIVISION ORDINANCE, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION, ON THE GROUND, JANUARY 17, 2023

THOMAS P. DIXON R.P.L.S. #4324

4/18/23  
DATE

WATERLOO SURVEYORS LLC  
P.O. BOX 160176  
AUSTIN, TEXAS 78716-0176  
Phone: 512-481-9602  
www.waterloosurveyors.com  
FIRM# 10124400  
A1079P



## FIELD NOTES

0.2292 ACRES OF LAND OUT OF AND A PART OF THE JASPER MANOR SURVEY, CITY OF MANOR, TRAVIS COUNTY, TEXAS, BEING THE SOUTH 40 FEET OF LOTS 6-10, BLOCK 1, A.E. LANE'S ADDITION TO THE TOWN OF MANOR, TRAVIS COUNTY, TEXAS, CONVEYED TO WENKAI CHEN BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021189596, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. FOR WHICH A MORE PARTICULAR DESCRIPTIONS BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found with cap(premier) in the west right of way of North Bastrop Street, at the SE corner of that certain 0.2292 acre of land described in Document No. 2021189596, Official Public Records, Travis County, Texas, same being the SE corner of Lot 10, Block 1, A.E. Lane's Addition to the town of Manor, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 2, Page 223, Plat Records, for the SE corner hereof, and further being in the north line of the 20 foot alley in Block 1;

THENCE N79°37'24"W, along said alley for a distance of 249.95 feet to a 1/2" iron rod with cap (premier) found at the SW corner of Lot 6, Block 1, for the SW corner hereof, same being in the west line of a 20.00 acre tract conveyed to River City Partners LTD by deed recorded in Document No. 2005128121, Official Public Records;

THENCE N10°18'08"E along said west line hereof for a distance of 39.94 feet to a 1/2" iron rod with cap (premier) found at the NW corner hereof, also being the south line of a tract conveyed to Walter L. Robinson, being the North 75 feet of lots 6-10, Block 1;

THENCE S79°37'39"E, crossing through said lots for a distance of 249.99 feet to a 1/2" iron rod with cap(premier) found in the west line of North Bastrop Street, in the east line of Lot 10, for the NE corner hereof, from which point a 1/2" iron rod found at the NE corner of Lot 10 bears N10°15'22"E at a distance of 74.81 feet;

THENCE S10°21'28"W along the west ROW of North Bastrop Street for a distance of 39.96 feet to the POINT OF BEGINNING of this tract, containing 0.2292 acres of land, more or less.

## OWNER:

WENKAI CHEN  
1132 NORTHWESTERN AVE UNIT A  
AUSTIN, TEXAS 78702

## LEGAL DESCRIPTION:

0.2292 ACRES OF LAND OUT OF AND A PART OF THE JASPER MANOR SURVEY, CITY OF MANOR, TRAVIS COUNTY, TEXAS, BEING THE SOUTH 40 FEET OF LOTS 6-10, BLOCK 1, A.E. LANE'S ADDITION TO THE TOWN OF MANOR, TRAVIS COUNTY, TEXAS.

PROPOSED 1 RESIDENTIAL LOT

PREPARATION DATE: JANUARY 17, 2023

SUBMITTAL DATE: APRIL 27, 2017

PAGE 2 OF 2

RESUBDIVISION OF PORTION OF LOTS 6–10 A.E. LANE’S ADDITION TO THE TOWN OF MANOR  
SHORT FORM FINAL PLAT

State of Texas:  
County of Travis:   KNOW ALL PERSONS BY THESE PRESENTS:

THAT I, WENKAI CHEN, OWNER OF 0.2292 ACRES OF LAND OUT OF AND A PART OF THE JASPER MANOR SURVEY, IN THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, BEING THE SOUTH 40 FEET OF LOTS 6–10, BLOCK 1, A.E. LANE’S ADDITION TO THE TOWN OF MANOR, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 2, PAGE 226, PLAT RECORDS, CONVEYED TO ME BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021189596, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DO HEREBY RESUBDIVIDE SAID 0.2292 ACRES PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 OF THE LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, TO BE KNOWN AS:

RESUBDIVISION OF A PORTION OF LOTS 6–10, A.E. LANE’S ADDITION TO THE TOWN OF MANOR

AND DO DEDICATE TO THE PUBLIC FOREVER THE USE OF ALL STREETS AND EASEMENTS SHOWN ON SAID PLAT, THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN ON SAID PLAT, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_

\_\_\_\_\_  
WENKAI CHEN  
1132 NORTHWESTERN AVE UNIT A  
AUSTIN, TEXAS 78702

State of Texas:  
County of Travis:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WENKAI CHEN, KNOWN KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_DAY OF \_\_\_\_\_, 202\_\_, A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS.

NOTARY: \_\_\_\_\_  
PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

JURISDICTION

THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_DAY OF \_\_\_\_\_, 202\_\_.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_DAY OF \_\_\_\_\_, 202\_\_.

APPROVED: ATTEST:

\_\_\_\_\_  
LAKESHA SMALL, CHAIRPERSON LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_DAY OF \_\_\_\_\_, 202\_\_.

APPROVED: ATTEST:

\_\_\_\_\_  
DR. CHRISTOPHER HARVEY, MAYOR LLUVIA T. ALMARAZ, CITY SECRETARY

NOTES:

1. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MANOR AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF MANOR, WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
2. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF MANOR.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF MANOR WATER SUPPLY COMPANY AND TO CITY OF MANOR WASTEWATER SERVICE.
4. PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF MANOR FOR REVIEW. RAINFALL RUN–OFFS SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
6. THE PROPERTY OWNERS OR ASSIGNS SHALL MAINTAIN ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY.
7. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
8. BUILDING SET–BACK LINES ARE IN CONFORMANCE WITH CITY OF MANOR ZONING REGULATIONS.
9. NO PORTION OF THIS TRACT IS IN A FLOOD HAZARD ZONE AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION DEPARTMENT OF HUD FLOOD BOUNDARY MAP AS PER MAP NO. 48453C0485J, TRACT IS IN ZONE X, DATED AUGUST 18, 2014
10. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WASTEWATER SYSTEM.
11. WATER IS SUPPLIED BY THE CITY OF MANOR.
12. THE PROPOSED USAGE IS RESIDENTIAL.
13. PLAT WILL REQUIRE A SETBACK VARIANCE.
14. PLAT WILL REQUIRE A LOT–WIDTH VARIANCE.
15. A SIDEWALK IS NEEDED TO BE PROPOSED ALONG NORTH BASTROP STREET.
16. PERFORMANCE AND MAINTENANCE GUARANTEES AS REQUIRED BY THE CITY.

COUNTY CLERK

State of Texas:  
County of Travis:

I, DYANA LIMON–MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND IT’S CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_, A.D. AT \_\_\_\_O’CLOCK \_\_\_\_M., DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_ , 202\_\_ A.D. AT \_\_\_\_ O’CLOCK\_\_\_\_M., PLAT RECORDS IN SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

DYANA LIMON–MERCADO, COUNTY CLERK TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
BY DEPUTY

FEB 16-83 2255

WARRANTY DEED

3-10 6028

THE STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That Johnnie Mae Fisher

of the County of Travis and State of Texas for and in  
consideration of the sum of Ten (\$10.00) Dollars and the payment of real property taxes,  
and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of  
which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto  
Barbara Hutchins, whose address is 4804 B Hillspring Circle, Austin, Texas 78721  
of the County of Travis and State of Texas, all of  
the following described real property in Travis County, Texas, to-wit:

The South Forty (40) feet of Lots 6-10, Block 1, A. E. LANE ADDITION, an addition in  
Travis County, Texas, according to the plat recorded in Volume 2, Page 223, Plat  
Records, Travis County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and  
appurtenances thereto in anywise belonging, unto the said grantee her heirs and assigns  
forever; and I do hereby bind myself, my heirs, executors and administrators to  
WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, her  
heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made subject to all easements, covenants, restrictions and conditions  
of record pertaining to the above described property, as recorded in the office of the  
Travis County Clerk.

Grantor warrants that the above described property is her sole and separate property,  
acquired by descent and distribution from her mother, Carrie Sorrells.

EXECUTED this 16th day of February, A.D. 19 83

DEED RECORDS  
Travis County, Texas

Johnnie Mae Fisher  
Johnnie Mae Fisher

7996 320

Mailing address of each grantee:

Name: Barbara Hutchins  
Address: 4804 B Hillspring  
Austin, TX 78721

Name:  
Address:

3-10 6029

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the  
by Johnnie Mae Fisher

My commission expires:

NOTARY SEAL

May 28, 1985

16 day of February, 19 83

Cheryl D. Melrose

Cheryl D. Melrose

Notary Public, State of Texas  
Notary's printed name:

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the  
by

day of, 19

My commission expires:

Notary Public, State of Texas  
Notary's printed name:

(Corporate Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the  
by  
of  
a corporation, on behalf of said corporation.

My commission expires:

Notary Public, State of Texas  
Notary's printed name:

AFTER RECORDING RETURN TO:

Barbara Hutchins  
4804 B Hillspring  
Austin, TX 78721

STATE OF TEXAS COUNTY OF TRAVIS  
I hereby certify that this Instrument was FILED on the  
state and at the time stamped hereon by me; and was duly  
RECORDED, in the Volume and Page of the named RECORDS  
of Travis County, Texas, as stamped hereon by me, on

FEB 17 1983



Loris D. Hampshire  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

7996

321

to a grade parallel with the longitudinal street grade, and the ground elevation at the right-of-way line shall be not more than two (2) feet, nor less than three (3) inches above the elevation of the top of the adjacent curb. Landing walks of a width not less than eighteen (18) inches may be installed abutting the rear of the curb.

Sec. 6.5 LOTS: Standards that apply to residential lots follow.

6.501. Lot Size: All lots within subdivisions within the jurisdiction of this Ordinance, both inside and outside the City, shall meet the following conditions:

A. The depth of any lot shall not exceed three (3) times the average of the front lot and rear lot dimensions.

B. The minimum area of any lot shall be not less than seventy five hundred (7,500) square feet. For lots not to be served by sanitary sewer, where results of a percolation test prescribed by the Travis County Health Officer deems the minimum lot area insufficient, the City shall require additional area sufficient to accommodate the sanitary facilities deemed necessary by the Travis County Health Officer; provided that if the lot is within an area officially designated commercial by the City Council, then, such lot size shall be adequate to meet anticipated needs.

C. Corner lots shall have a minimum width of seventy-five (75) feet.

D. Minimum usable lot depths for lots backing on natural drainage easements shall be not less than one hundred (100) feet measured between front lot line and drainage easement.

6.502. Lot Facing:

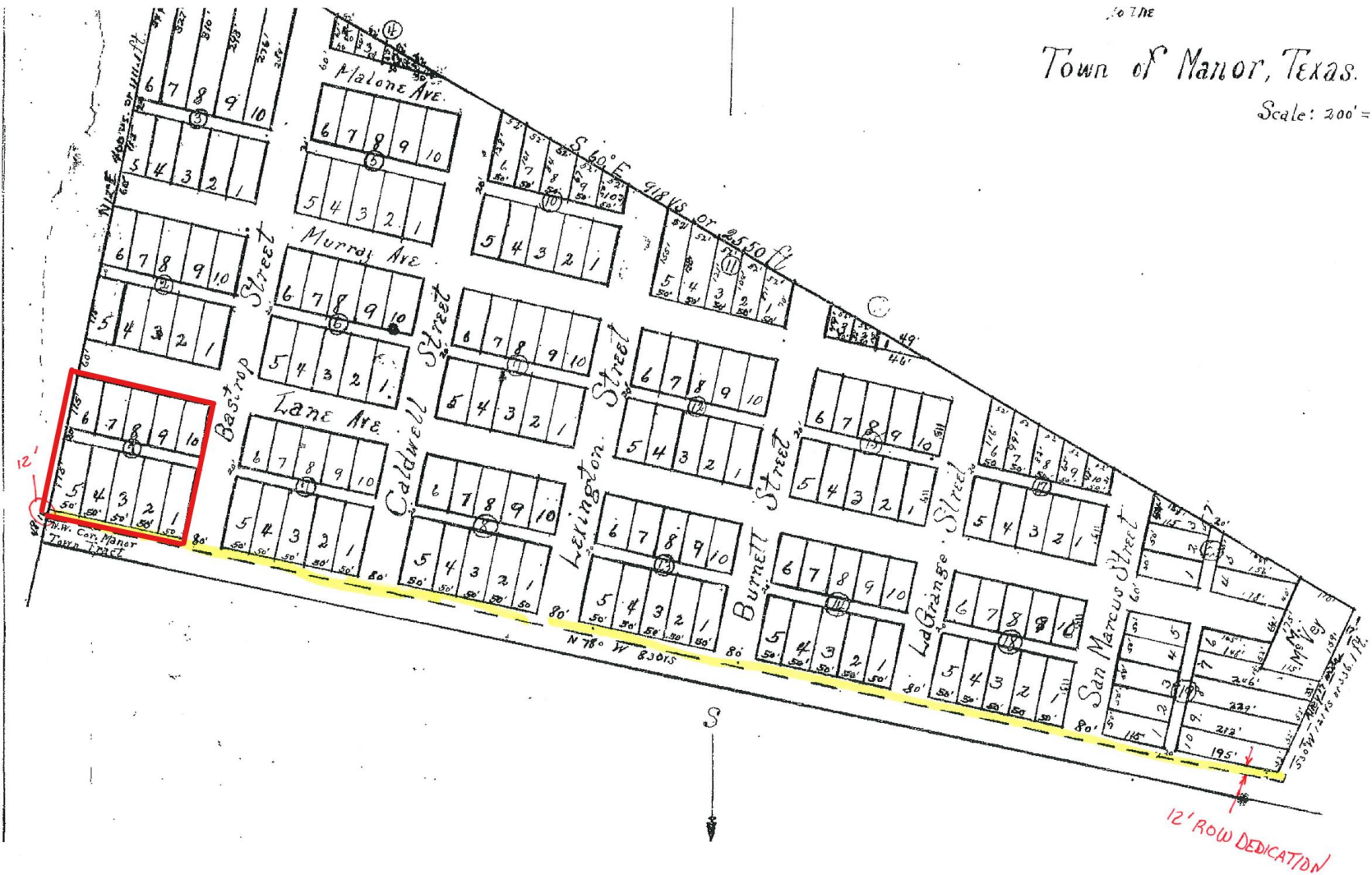
A. Street Frontage: Each lot shall be provided with the minimum frontage on an existing or proposed public street required by the Zoning Ordinance.

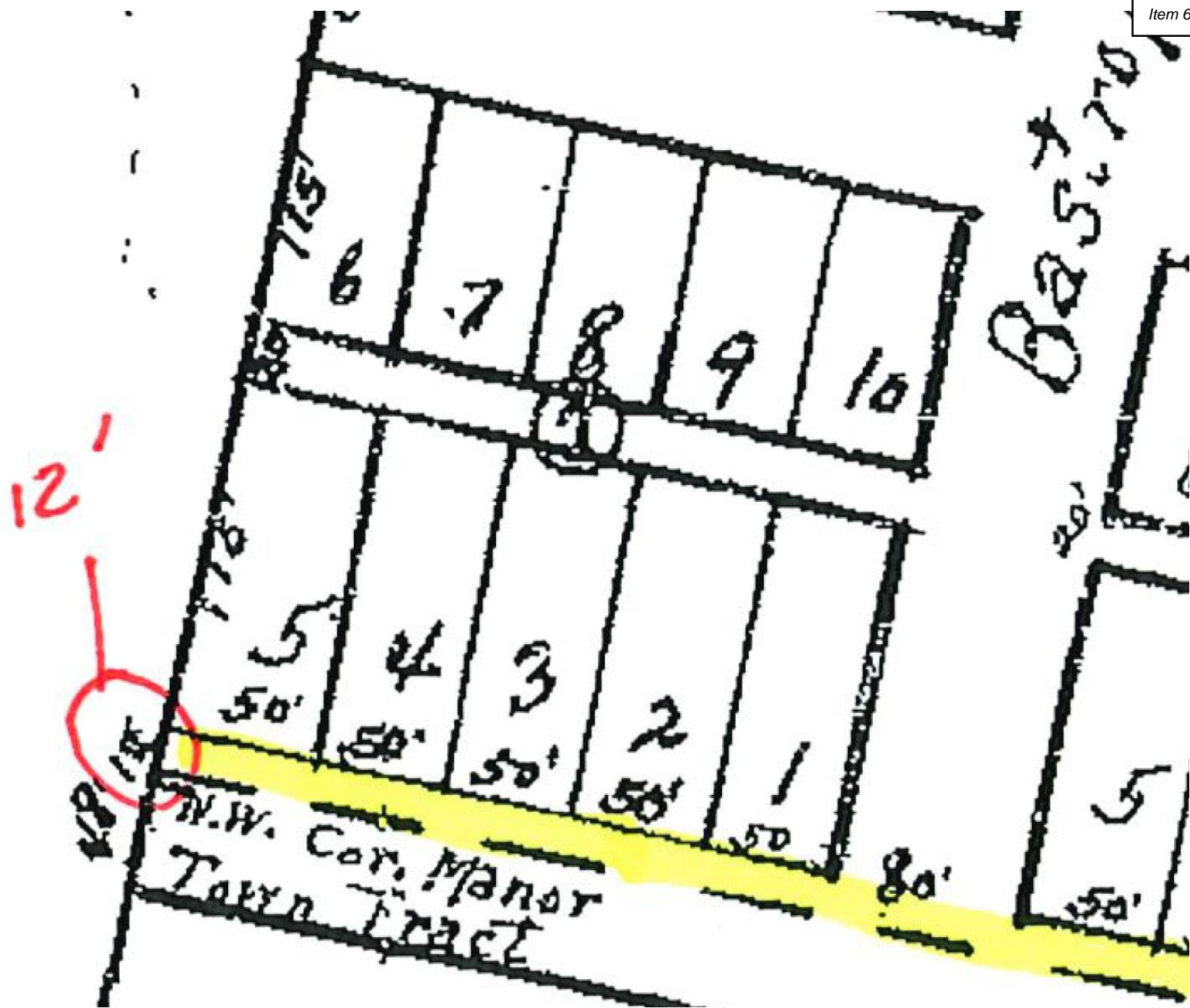
# A.E. LANE ADDITION PLAT MAP

Item 6.

Town of Manor, Texas.

Scale: 200' = 1 inch.







1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Thursday, April 6, 2023

Katherine Chen  
SAVVY ATX REALTY LIMITED LIABILITY COMPANY  
100 Congress AVE STE 2000, Austin TX 78701  
Austin TX 78701  
katherine.chen@savvytech.us

Permit Number 2023-P-1522-SF  
Job Address: 707 Bastrop, Manor, TX. 78653

Dear Katherine Chen,

The first submittal of the 707 Bastrop St Short Form Final Plat (*Short Form Final Plat*) submitted by SAVVY ATX REALTY LIMITED LIABILITY COMPANY and received on April 19, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

### Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

1. Note: Submit the short form final plat as one PDF, not individual sheets.
2. Will the water be supplied by Manville or City of Manor? Notes 3 and 11 are contradicting. If water is supplied by Manville, provide documentation that this has been approved by Manville.
3. Provide X and Y coordinates for four (4) property corners, using the state plane coordinate system.
4. Provide the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries. As per Manor Code of Ordinance Chapter 14 Section 14.02.007
5. A sidewalk is needed to be proposed along North Bastrop Street, if you have any questions you can defer to Scott Dunlop.
6. Provide the following note "Performance and maintenance guarantees as required by the City".

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

A handwritten signature in black ink, appearing to read 'Tyler Shows', followed by a long horizontal flourish.

Tyler Shows  
Staff Engineer  
GBA

# Answers to Engineer Review

Item 6.

April 18, 2023

City of Manor  
Development Services Department  
Attn: Mr. Scott Dunlop, Director  
105 E. Eggleston Street  
Manor, Texas 78653

Re: 707 BASTROP ST TX 78653  
Permit Number 2023-P-1522-SF

**Dear Mr. Dunlop,**

We received the review/feedback related to “707 Bastrop St Short Form Final Plat” and revised the project plans accordingly to address the comments noted. Please see the details of our revisions below.

**Engineer Review – Please see our answers in red pen below.**

1. Note: Submit the short form final plat as one PDF, not individual sheets.
  - Katherine: Done. We combined it to one PDF.
2. Will the water be supplied by Manville or City of Manor? Notes 3 and 11 are contradicting. If water is supplied by Manville, provide documentation that this has been approved by Manville.
  - Katherine: The water will be supplied by City of Manor. Please see Notes 3.
3. Provide X and Y coordinates for four (4) property corners, using the state plane coordinate system.
  - Katherine: Done. Please see the updates in the PDF, all corners were updated.
4. Provide the location of building setback lines, as required by the City’s Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries. As per Manor Code of Ordinance Chapter 14 Section 14.02.007 \
- Katherine: Building setback lines were updated. Per Tyler: “The second part of comment #4 is a standard comment that the City of Manor uses, based on this Short Form Final Plat, since there are already existing utilities in the area (within existing easements) no additional easements are required.”, hence no additional easements are required.
5. A sidewalk is needed to be proposed along North Bastrop Street, if you have any questions you can defer to Scott Dunlop.
  - Katherine: Since the sidewalk will be proposed during the construction, we added Notes 15 “15.A SIDEWALK IS NEEDED TO BE PROPOSED ALONG NORTH BASTIROP STIREET.”
6. Provide the following note “Performance and maintenance guarantees as required by the City”.
  - Katherine: Done. Please see Notes 16. “16: PERFORMANCE AND MAINTENANCE GUARANTEES AS REQUIRED BY THE CITY.”

Please let me know if you have any questions.  
Respectfully,



Katherine Chen  
Savvy ATX Realty



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Monday, May 15, 2023

Katherine Chen  
SAVVY ATX REALTY LIMITED LIABILITY COMPANY  
100 Congress AVE STE 2000, Austin TX 78701  
Austin TX 78701  
katherine.chen@savvytech.us

Permit Number 2023-P-1522-SF  
Job Address: 707 Bastrop, Manor 78653

Dear Katherine Chen,

We have conducted a review of the final plat for the above-referenced project, submitted by Katherine Chen and received by our office on April 19, 2023, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads 'Pauline M. Gray'.

Pauline Gray, P.E.  
Lead AES  
GBA



5/31/2023

## City of Manor Development Services

# Notification for a Subdivision Short Form Final Plat

Project Name: 707 Bastrop St Short Form Final Plat  
 Case Number: 2023-P-1522-SF  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Short Form Final Plat for 707 Bastrop St, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Short Form Final Plat for one (1) lot on .23 acres, more or less, and being located at 707 Bastrop St, Manor, TX.**

***Applicant: SAVVY ATX REALTY LIMITED LIABILITY COMPANY***

***Owner: Wenkai Chen***

The Planning and Zoning Commission will meet at 6:30PM on 6/14/2023 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Subdivision Short Form Final Plat has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

**105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653  
 (T) 512.272.5555 • (F) 512.272.8636 • WWW.CITYOFMANOR.ORG**

MARTINEZ ORALIA  
1301 CHICON ST 303  
AUSTIN TX 78702-2154

CERON AMPARO PATRICIA C & MIGUEL ANEL  
CASTILLO MENDIETA  
305 W TOWNES ST  
MANOR TX 78653-2107

PAZ NAUL MAURICIO & ZOILA MORE  
1116 CANYON MAPLE RD  
PFLUGERVILLE TX 78660-5808

JASMIN SHAKESPEARE & LINDA  
PO BOX 455 MANOR TX 78653-0455

ECKART STEPHEN  
PO BOX 170309  
AUSTIN TX 78717-0019

JACKSON BONNIE & VSYNTHIA  
%LENA MCCOY  
PO BOX 985  
MANOR TX 78653-0985

GUERRERO JOSE  
& MAXIMINA CLEMENS  
307 W TOWNES ST  
MANOR TX 78653-2107

ROMERO RONALDO & ANTONIA  
5808 HERON DR  
BUDA TX US 78610

FORREST DELORES M  
3262 KESTRAL WAY  
SACRAMENTO CA 95833-9616

LOZANO BENJAMIN KEEF  
8005 Briarwood Ln  
Austin TX 78757-8111

SEPECO  
PO BOX 170309  
AUSTIN TX 78717-0019

BARRS PHYLLIS Y & SANDRA V  
% S MCCARTHER LIFE ESTATE  
13604 HARRIS RIDGE BLVD UNIT A  
PFLUGERVILLE TX 78660-8892

TREJO GERARDO &  
JENNIFER I BARAHONA DE TREJO  
801 CALDWELL ST  
MANOR TX 78653-3318

RIVER CITY PARTNERS LTD  
501 E KOENIG LN  
AUSTIN TX 78751-1426

SHAW HUGHIE L & RUBY L  
8808 CINCH LN # 1060  
AUSTIN TX 78724-5011

GARCIA EDWARD  
PO BOX 452  
MANOR TX 78653-0452

ROBINSON WALTER L  
% CURTIS ROBINSON  
3608 EAGLES NEST ST  
ROUND ROCK TX 78665-1131

LUNA BENITA GONZALEZ  
802 N BASTROP ST  
MANOR TX 78653-5430

JOHNSON ONNIE MAE LIFE ESTATE  
PO BOX 228  
MANOR TX 78653-0228

MANOR INDEPENDENT SCHOOL  
DISTR DISTRICT  
PO BOX 359  
MANOR TX 78653-0359

TURMAN THOMAS M  
21609 UNION LEE CHURCH RD  
MANOR TX 78653-5329



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** June 14, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the minutes of May 10, 2023, P&Z Commission Regular Meeting.

### BACKGROUND/SUMMARY:

**LEGAL REVIEW:** Not Applicable  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- May 10, 2023, P&Z Commission Regular Session Minutes

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve the minutes of the May 10, 2023, P&Z Commission Regular Meeting.

**PLANNING & ZONING COMMISSION:**      **Recommend Approval**      **Disapproval**      **None**



**PLANNING AND ZONING COMMISSION  
REGULAR SESSION MINUTES  
MAY 10, 2023**

**PRESENT:**

**COMMISSIONERS:**

LaKesha Small, Chair Place 7  
Felix Piaz, Vice Chair, Place 4  
Julie Leonard, Chair, Place 1  
Anthony Butler, Place 2  
Cresandra Hardeman, Place 3  
Celestine Sermo, Place 5  
Cecil Meyer, Place 6

**CITY STAFF:**

Scott Dunlop, Development Services Director  
Mandy Miller, Permit Technician

**REGULAR SESSION: 6:30 P.M.**

**CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT**

With a quorum of the Planning and Zoning (P&Z) Commission present, the Regular Session of the Manor P&Z Commission was called to order by Chair Small at 6:33 p.m. on Wednesday, May 10, 2023, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

**PUBLIC COMMENTS**

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak during public comment regarding his concerns. Mr. Battaile thanked the Commission. Mr. Battaile informed the Commission of his Facebook Group and his version of the park plan. He expressed his disapproval of the parks and the Comprehensive Plan. Mr. Battaile spoke regarding the Manor Crossing development. He voiced his opinion on how he felt the city should proceed regarding the development and the Developer's contributions of parkland and amenities.

## PUBLIC HEARING

- 1. Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) lot on 1.069 acres, more or less, out of the Gates G Survey 63, Abstract 315 and being located at 13500 FM 973, Manor, TX from Industrial Light (IN-1) to Commercial Light (C-1).**  
Applicant: Henry Juarez. Owner: Henry Juarez.

City Staff recommended that the Planning and Zoning Commission conduct a public hearing on the Rezoning Application for one (1) lot on 1.069 acres, more or less, out of the Gates G Survey 63, Abstract 315 and being located at 13500 FM 973, Manor, TX from Industrial Light (IN-1) to Commercial Light (C-1).

Chair Small opened the public hearing.

Chair Small stated there was no one signed up to speak during this public hearing. She asked Director Dunlop to give background information for this item.

Director Dunlop gave annex details and zoning information on the property and the properties surrounding it. Director Dunlop answered questions regarding the commercial plans. He stated there was only a conceptual site layout.

Discussion was held regarding the zoning details of the property. Consideration was given to the establishments currently occupying the area and the impact the zoning change would have on them.

**MOTION:** Upon a motion made by Commissioner Leonard and seconded by Commissioner Meyer to close the public hearing.

There was no further discussion.

**Motion to Close carried 7-0**

## CONSENT AGENDA

- 2. Consideration, discussion, and possible action to approve the minutes of April 12, 2023, P&Z Commission Regular Meeting.**

City Staff recommended that the Planning and Zoning Commission approve the minutes of the March 8 April 12, 2023, P&Z Commission Regular Meeting.

**MOTION:** Upon a motion made by Commissioner Meyer and seconded by Vice Chair Paiz to approve the consent agenda.

There was no further discussion.

**Motion to Approve carried 7-0**

## REGULAR AGENDA

- 3. Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on 1.069 acres, more or less, out of the Gates G Survey 63, Abstract 315 and being located at 13500 FM 973, Manor, TX from Industrial Light (IN-1) to Commercial Light (C-1).** Applicant: Henry Juarez. Owner: Henry Juarez.

City Staff recommended that the Planning and Zoning Commission approve the Rezoning Application for one (1) lot on 1.069 acres, more or less, out of the Gates G Survey 63, Abstract 315 and being located at 13500 FM 973, Manor, TX from Industrial Light (IN-1) to Commercial Light (C-1).

**MOTION:** Upon a motion made by Commissioner Meyer and seconded by Commissioner Butler to approve the Rezoning Application for one (1) lot on 1.069 acres, more or less, out of the Gates G Survey 63, Abstract 315 and being located at 13500 FM 973, Manor, TX from Industrial Light (IN-1) to Commercial Light (C-1).

There was no further discussion.

**Motion to Approve carried 7-0**

- 4. Consideration, discussion, and possible action on Rezoning Application for five (5) lots on .23 acres, more or less, out of the South 40 ft of Lots 6-10, Block 1, AE Lanes Addition, and being located at 707 Bastrop St, Manor, TX from Single-Family Suburban (SF-1) to Two-Family Residential (TF).** Applicant: Saavy ATX Realty LLC. Owner: Wenkai Chen.

City Staff recommended that the Planning and Zoning Commission postpone to June 14th the Rezoning Application for five (5) lots on .23 acres, more or less, out of the South 40 ft of Lots 6-10, Block 1, AE Lanes Addition, and being located at 707 Bastrop St, Manor, TX from Single-Family Suburban (SF-1) to Two-Family Residential (TF)

Chair Small stated there was no one signed up to speak regarding this item.

Director Dunlop stated there was a postponement request at the last P&Z Commission meeting to allow the applicant time to submit a more detailed architectural design layout. He stated the applicant has not completed this task and is requesting postponement to the next meeting.

**MOTION:** Upon a motion made by Commissioner Leonard and seconded by Commissioner Butler to postpone to the next P&Z Commission regular scheduled meeting.

There was no further discussion.

**Motion to Postpone carried 7-0**

- 5. Consideration, discussion, and possible on a Final Plat for the Las Entradas North Subdivision Section 4a, four (4) lots on 15.612 acres, more or less, and being located near the intersection of US Hwy 290 E and Gregg Manor Road, Manor, TX.** Applicant: Kimley-Horn & Associates. Owner: Las Entradas Development Corp.

City Staff recommended that the Planning and Zoning Commission approve the Final Plat for the Las Entradas North Subdivision Section 4a, four (4) lots on 15.612 acres, more or less, and being located near the intersection of US Hwy 290 E and Gregg Manor Road, Manor, TX.

Jason Reece with Kimley Horn & Associates, 10814 Jollyville Rd., Austin, Texas, submitted a speaker card. He did not wish to speak, however, was available for any questions.

Director Dunlop gave a summary of the Final Plat for the Las Entradas North Subdivision. He gave details of the connector roads and answered questions from the Commission.

Discussion was held regarding the thoroughfare improvements for Highway 290 East. Director Dunlop stated he was not aware of any improvements that needed to be made at this time.

Director Dunlop answered questions on how this item was related to TransPak and other businesses that are planned for this area. He gave details on the location of this property, the egress plans, and the location of other businesses.

Director Dunlop answered questions from the Commission regarding the Final Plat. He addressed the recording process and the measures the developers are to take to have the plat finalized and recorded. He confirmed this plat has been approved by City Engineers.

Director Dunlop answered questions regarding the wording on the final plat. He confirmed that a subdivision final plat, if approved by the City Engineer, would be non-discretionary.

**MOTION:** Upon a motion made by Commissioner Leonard and seconded by Vice Chair Paiz to approve the Final Plat for the Las Entradas North Subdivision Section 4a, four (4) lots on 15.612 acres, more or less, and being located near the intersection of US Hwy 290 E and Gregg Manor Road, Manor, TX.

There was no further discussion.

**Motion to Approve carried 7-0**

- 6. Consideration, discussion, and possible action on a Final Plat for the Shadowview Commercial Subdivision Section 3, three (3) lots on 16.725 acres, more or less, and being located near the intersection of Gregg Manor Road and Hill Lane, Manor, TX.** Applicant: Kimley-Horn & Associates. Owner: Cottonwood Holdings LTD.

City Staff recommended that the Planning and Zoning Commission conditionally approve with the conditions the Final Plat for the Shadowview Commercial Subdivision Section 3, three (3) lots on 16.725 acres, more or less, and being located near the intersection of Gregg Manor Road and Hill Lane, Manor, TX.

Jason Reece with Kimley Horn & Associates, 10814 Jollyville Rd., Austin, Texas, submitted a speaker card. He did not wish to speak, however, was available for any questions.

Director Dunlop gave information regarding the Hill Lane extension, between Lexington and Gregg Manor. He explained the construction took too long so the plat expired. The Plat needs to be re-approved. He explained there were small changes to include conditions required to meet new State Statue. He read the 3 conditions. He requested the Commission to approve the plat with the conditions as he read them.

**MOTION:** Upon a motion made by Commissioner Meyer and seconded by Commissioner Hardeman to approve the Final Plat for the Shadowview Commercial Subdivision Section 3, three (3) lots on 16.725 acres, more or less, and being located near the intersection of Gregg Manor Road and Hill Lane, Manor, TX, with the following conditions: (1) The New Roads being constructed in accordance with the approved construction plans and applicable City ordinances and accepted by the City; (2) The closure, abandonment, and conveyance of the ROW becoming effective as provided in the Ordinance; (3) The Assignment and the Deed being executed and recorded in the real property records.

There was no further discussion.

**Motion to Approve carried 7-0**

**7. Consideration, discussion, and possible action on a Final Plat for the Manor Crossing Subdivision, seventeen (17) lots on 95.05 acres, more or less, and being located at 13100 N. FM 973, Manor, TX. Applicant: LJA Engineering. Owner: 13100 FM 973 Inc.**

City Staff recommended that the Planning and Zoning Commission approve the Final Plat for the Manor Crossing Subdivision, seventeen (17) lots on 95.05 acres, more or less, and being located at 13100 N. FM 973, Manor, TX.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card and spoke during the Public Comment section in opposition of this item.

Director Dunlop gave detailed information regarding the Manor Crossing Subdivision. He stated there were fifteen (15) commercial lots, two (2) multifamily lots and Right of Ways. City Engineers have approved; therefore, City Staff recommends approval.

Discussion was held regarding the Manor Crossing development. Director Dunlop reviewed the usual timeframes for a development of this size. He confirmed that the retailers going in on this development have not submitted any applications to the city.

**MOTION:** Upon a motion made by Commissioner Leonard and seconded by Commissioner Meyer to approve the Final Plat for the Manor Crossing Subdivision, seventeen (17) lots on 95.05 acres, more or less, and being located at 13100 N. FM 973, Manor, TX.

There was no further discussion.

**Motion to Approve carried 7-0**

**8. Consideration, discussion, and possible action on a Setback Waiver for Lot 8, Block 18, locally known as 505 East Carrie Manor Street, to reduce the side setbacks to 5'.**

Applicant: Cecilia Lopez. Owner: Cecilia Lopez.

City Staff recommended that the Planning and Zoning Commission approve the Setback Waiver for Lot 8, Block 18, locally known as 505 East Carrie Manor Street, to reduce the side setbacks to 5'

Director Dunlop stated this property is currently zoned for single family. The owner would like to build a house. This lot is only requesting setback on sides to allow for more buildable space.

Discussion was held regarding the setback waiver. Director Dunlop answered questions from the Commission about this request.

**MOTION:** Upon a motion made by Commissioner Butler and seconded by Vice Chair Paiz to approve the Setback Waiver for Lot 8, Block 18, locally known as 505 East Carrie Manor Street, to reduce the side setbacks to 5'.

There was no further discussion.

**Motion to Approve carried 7-0**

**9. Consideration, discussion, and possible action on a Performance Bond Extension request for the Village at Manor Commons Phase 3.**

City Staff recommended that the Planning and Zoning Commission approve the Performance Bond Extension request for the Village at Manor Commons Phase 3 to June 8, 2024.

Director Dunlop gave background information on the extension request. He reviewed the normal process of Performance Bonds and how this development has varied from the normal process.

Discussion was held regarding the extension. The Commission questioned how this extension would affect the collection of taxes.

Director Dunlop informed the Commission of the purpose of the Performance Bond and how it is applicable if the developer defaults on their responsibilities.

Brandon Reinhart with Qualico MC, LLC., 14400 The Lakes Blvd., Building C, Suite 200, Pflugerville, Texas, submitted a speaker card to speak in support of this item. Mr. Reinhart answered questions from the Commission regarding the delays in the construction of this project. He stated they were asking for the extension to stay in compliance with Manor Code of Ordinance. He confirmed the new completion date is set for mid to late July if there are no further rain delays.

Mr. Reinhart addressed concerns regarding the delays. He explained supply chain issues, specifically with transformers and power equipment. He stated this has created an issue with energizing the project. He answered questions regarding when they realized the project would be delayed. He assured the Commission the Bond would stay in place until the City of Manor fully accepted the improvements.

**MOTION:** Upon a motion made by Commissioner Butler and seconded by Vice Chair Paiz to approve the Performance Bond Extension request for the Village at Manor Commons Phase 3.

There was no further discussion.

**Motion to Approve carried 7-0**

#### **ADJOURNMENT**

**MOTION:** Upon a motion made by Vice Chair Paiz and seconded by Commissioner Butler to adjourn the regularly scheduled P&Z Commission at 7:22 p.m. on Wednesday, May 10, 2023.

There was no further discussion.

**Motion to Adjourn carried 7-0**

These minutes were approved by the Planning and Zoning Commission on the 14th day of June 2023. (*Audio recording archived*).

#### **APPROVED:**

---

LaKesha Small  
Chairperson

#### **ATTEST:**

---

Scott Dunlop  
Development Services Director



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** June 14, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

**Consideration, discussion, and possible action on a Rezoning Application for two (2) lots on .297 acres, more or less, at 108 W Boyce & 104 W Boyce St., Manor, TX from Single Family (SF-1) to Downtown Business (DB).**

***Applicant: Jiwon Jung***

***Owner: Build Block***

### BACKGROUND/SUMMARY:

The property at 108 W. Boyce was previously requested to be rezoned to Downtown Business by the same applicant. At the February 8<sup>th</sup> P&Z meeting, discussion was held and the rezoning request for 108 W. Boyce was recommended for denial due to the lot's small size and the remaining single family home at 104 W. Boyce between 108 W. Boyce and 109 N. Lexington. The City Council also denied the request for 108 W. Boyce for the same reasons. The applicant has purchased the lot at 104 W. Boyce to alleviate the prior concerns as the property is now larger and there won't be a single family residence between two commercial/mixed-use developments.

The applicant has provided a conceptual layout of 3-story mixed-use building for the property. Downtown Business zoning is consistent with the area's designation in the Comprehensive Plan's Future Land Use Map as Downtown Mixed-Use. A combination of on-site and off-site (street) parking is envisioned.

**LEGAL REVIEW:** NO  
**FISCAL IMPACT:** NO  
**PRESENTATION:** NO  
**ATTACHMENTS:** YES

- Letter of Intent
- Rezoning map
- Aerial Image
- Conceptual Site Plan
- FLUM
- Downtown Mixed-Use Dashboard
- Public Notices and Labels

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application for two (2) lots on .297 acres, more or less, at 108 W Boyce & 104 W Boyce St., Manor, TX from Single Family (SF-1) to Downtown Business (DB).

**PLANNING & ZONING COMMISSION:**      **Recommend Approval**      **Disapproval**      **None**

May. 15, 2023

Development Services  
City of Manor  
105 E Eggleston Street  
Manor, TX 78653

## Letter of Intent for Rezoning

**Project Address: 104 Boyce St, Manor, TX 78653**

**Property ID: 238661**

**Legal Description: W 1/2 OF LOT 16, 17 & E 1/2 OF LOT 18 BLK 29 MANOR TOWN OF**

The property owner seeks to rezone the 0.165-acre lot located at 108 W Boyce St, Manor, TX 78653 from SF-1(Single Family Suburban) to DB (Downtown Business).

Manor city is planning to expand its central commercial area to revitalize the city and improve the quality of life of adjacent residential areas. To keep up with that idea, dense development of urban areas, especially divided into Downtown Mixed-Use uses including the site, will be required. However, the subject site, which is in the Downtown Mixed-Use area, is currently designated as an SF-1(Single Family Suburban) zone, and only low-density development is possible, which is not in line with Manor city's urban planning. In this situation, I hope that we can create a dense commercial and residential community to meet the idea of Manor city planning, through this zoning change.

As a large multi-family and mixed-use development project such as Manor Crossing Project is planned, the owner seeks an opportunity to respond to the population growth. Rezoning this tract will allow providing opportunities for cultural diversity and commercial growth. The property currently sits along West Boyce Street as a cross lot being DB-zoned parcel. I believe that rezoning the subject tract as proposed will not alter or impair the adjacent uses/properties.

I appreciate your consideration of the proposed rezoning application for approval and will be available to answer questions you might have regarding this matter. Please do not hesitate to email with your questions and comments.

Sincerely,

Jiwon Jung  
CEO of Build Block Inc.  
2700 E 2nd St  
Los Angeles, CA 90033

May. 15, 2023

Development Services  
City of Manor  
105 E Eggleston Street  
Manor, TX 78653

## Letter of Intent for Rezoning

**Project Address: 108 W Boyce St, Manor, TX 78653**

**Property ID: 238660**

**Legal Description: W 1/2 OF LOT 18,19-20 BLK 29 MANOR TOWN OF**

The property owner seeks to rezone the 0.165-acre lot located at 108 W Boyce St, Manor, TX 78653 from SF-1(Single Family Suburban) to DB (Downtown Business).

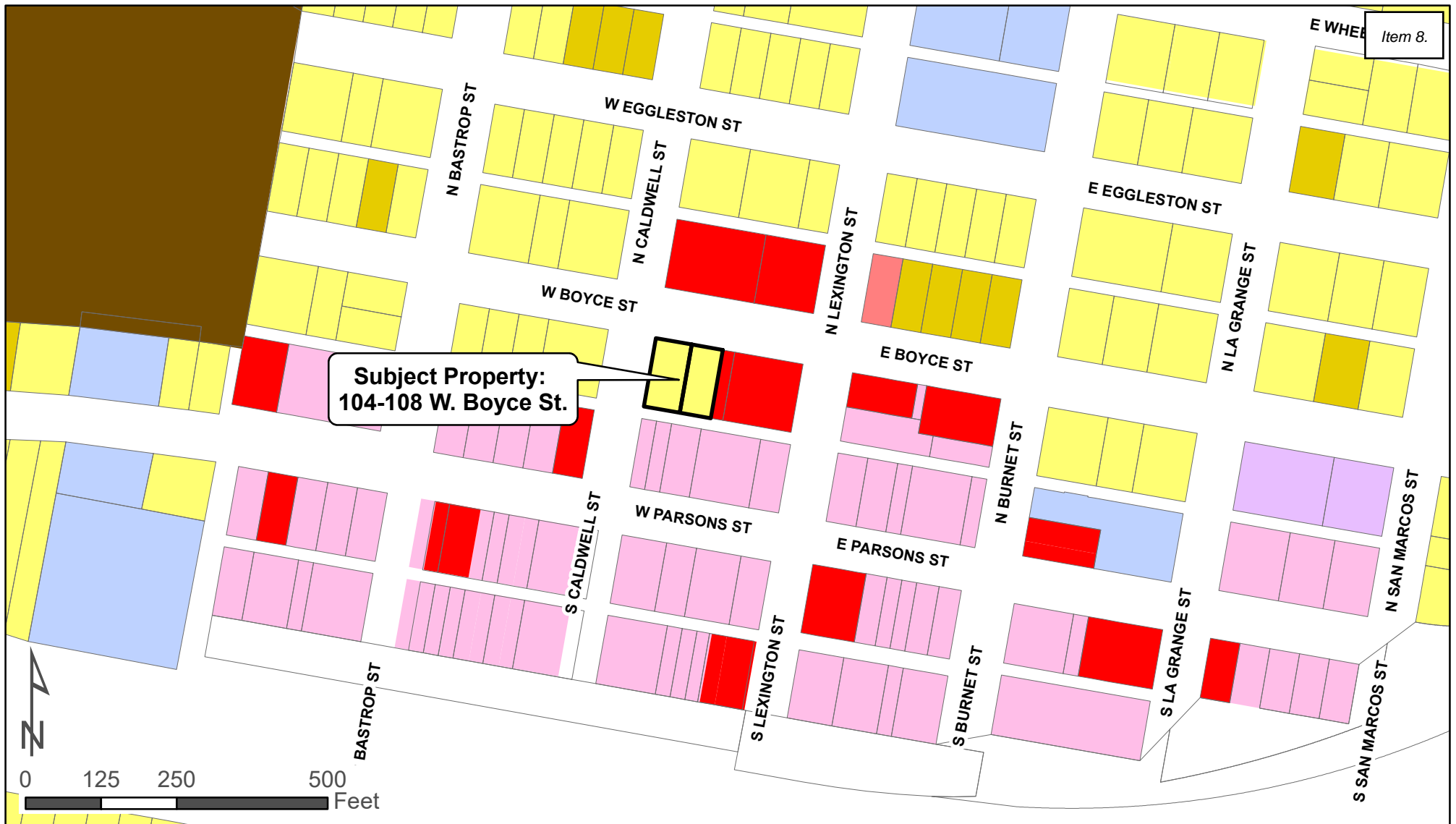
Manor city is planning to expand its central commercial area to revitalize the city and improve the quality of life of adjacent residential areas. To keep up with that idea, dense development of urban areas, especially divided into Downtown Mixed-Use uses including the site, will be required. However, the subject site, which is in the Downtown Mixed-Use area, is currently designated as an SF-1(Single Family Suburban) zone, and only low-density development is possible, which is not in line with Manor city's urban planning. In this situation, I hope that we can create a dense commercial and residential community to meet the idea of Manor city planning, through this zoning change.

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I appreciate your consideration of the proposed rezoning application for approval and will be available to answer questions you might have regarding this matter. Please do not hesitate to email with your questions and comments.

Sincerely,

Jiwon Jung  
CEO of Build Block Inc.  
2700 E 2nd St  
Los Angeles, CA 90033



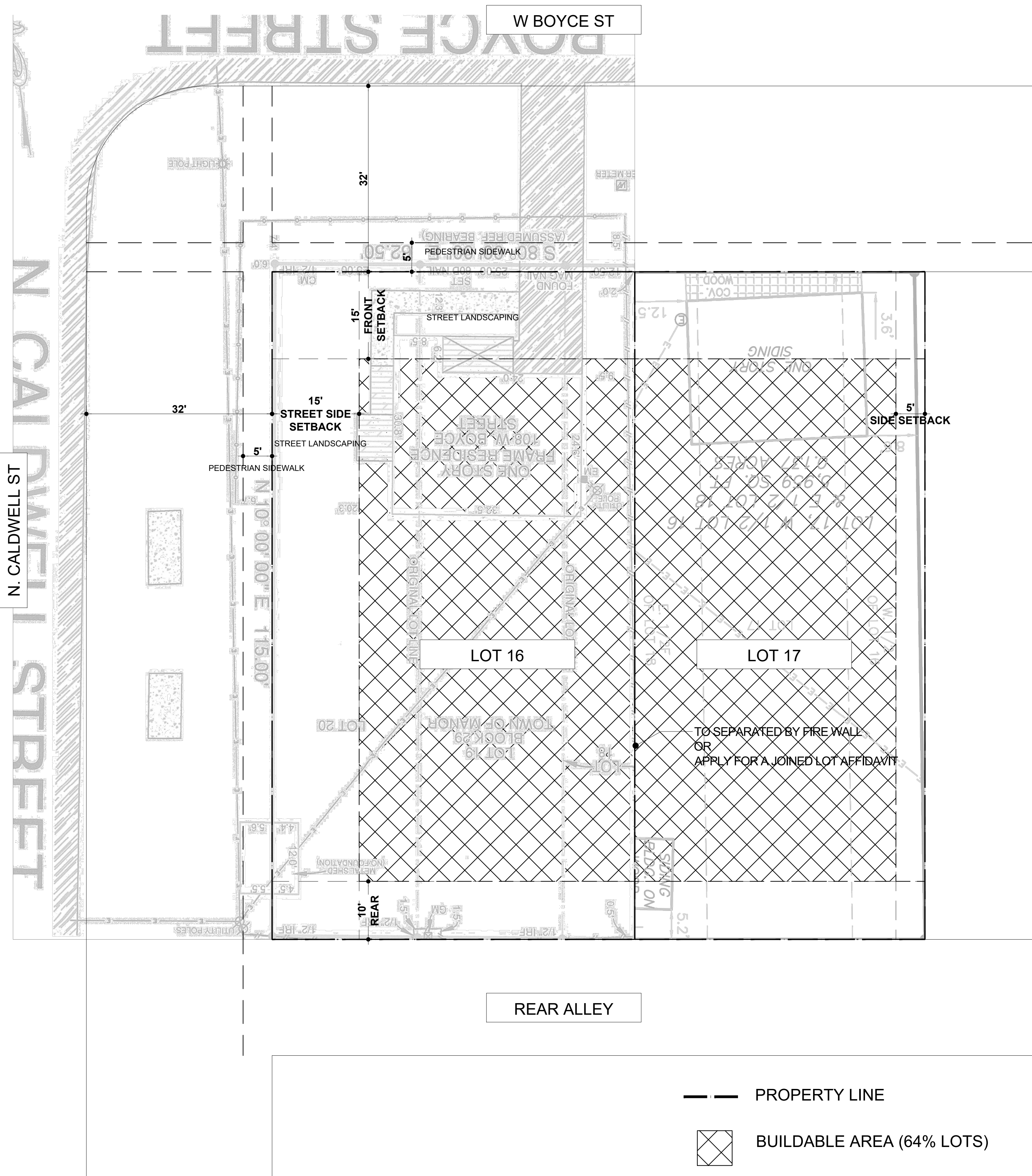
Current:  
Single Family Suburban (SF-1)

Proposed:  
Downtown Business (DB)

#### Zone

A - Agricultural	GO - General Office
SF-1 - Single Family Suburban	C-1 - Light Commercial
SF-2 - Single Family Standard	C-2 - Medium Commercial
TF - Two Family	C-3 - Heavy Commercial
TH - Townhome	NB - Neighborhood Business
MF-1 - Multi-Family 15	DB - Downtown Business
MF-2 - Multi-Family 25	IN-1 - Light Industrial
MH-1 - Manufactured Home	IN-2 - Heavy Industrial
I-1 - Institutional Small	PUD - Planned Unit Development
I-2 - Institutional Large	ETJ





**A (N) BUILDABLE AREA**  
SCALE = 3/32" = 1'-0"

SITE INFORMATION - 108 BOYCE

Site Address: 108 W Boyce St, Manor, TX 78653  
Block: 29  
Legal Description: W 1/2 of lot 18, 19-20 BLK 29 Town of Manor  
  
Lot Size: 0.165 acres (7,187.4 SF)

SITE INFORMATION - 104 BOYCE

Site Address: 104 W Boyce St, Manor, TX 78653  
Block: 29  
Legal Description: W 1/2 of lot 16, 17 & E 1/2 of lot 18 BLK 29 Town of Manor  
  
Lot Size: 0.132 acres (5,749.92 SF)

BUILDING CODE ANALYSIS (DOWNTOWN BUSINESS)

Setbacks	
Front:	15 ft
Side:	0 ft with Fire-Rated Walls
Rear:	10 ft
Street Side:	15 ft
Max. Building Height:	60 ft
Max. Building Coverage:	95%
Minimum Dwelling Size:	500 SF, Historic
Max. # of Dwelling Units:	25 per Acre

PARKING ANALYSIS

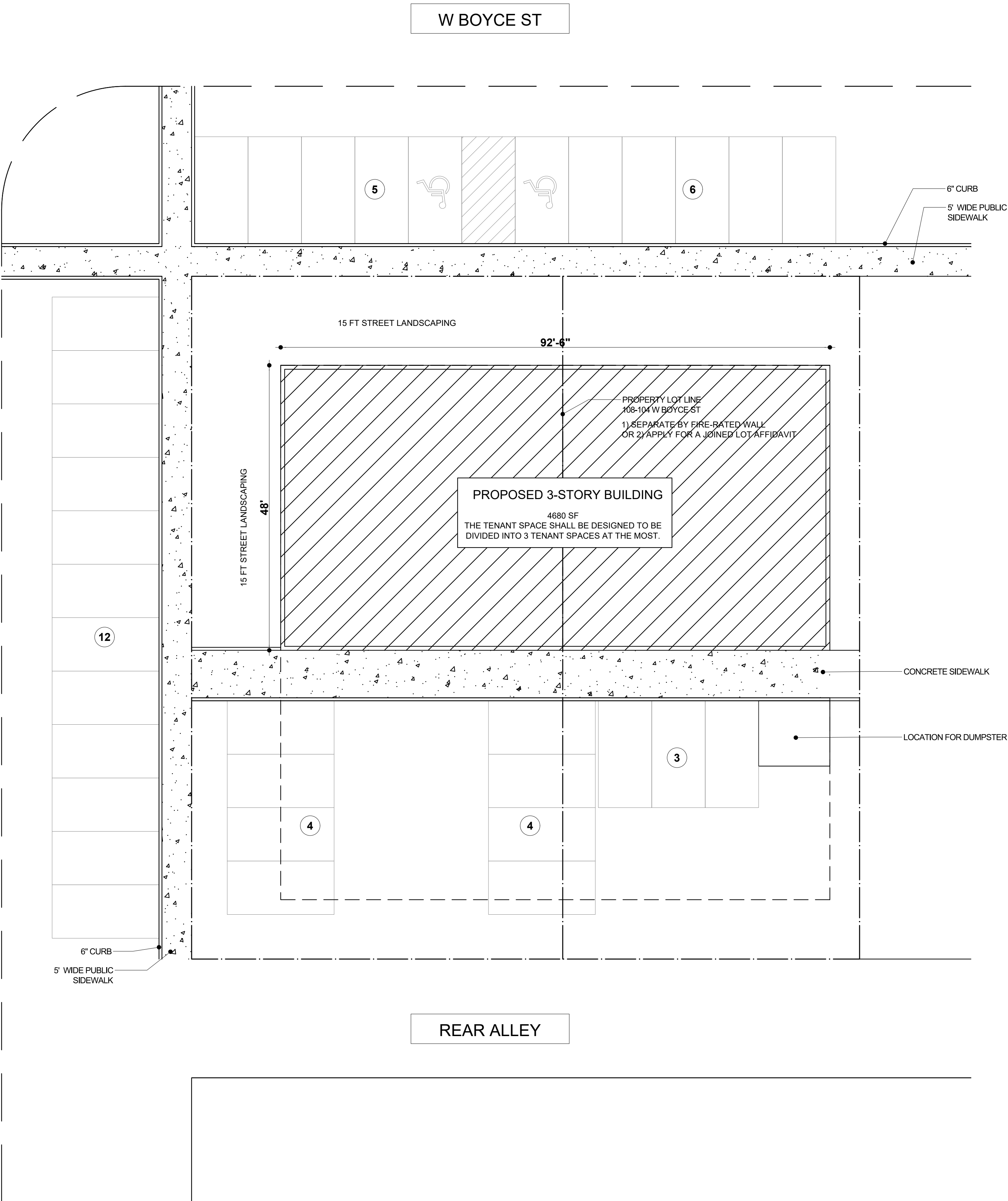
Residential	1 1/2 Required for 1-Bedroom unit 2 Required for each 2-Bedroom unit 2 1/2 Required for 3+ Bedroom unit - 10% of total spaces for guests
Commercial	1 per 250 square feet

OWNER: BUILD BLOCK  
PROJECT ADDRESS: 108, 104 W BOYCE ST, MANOR, TX 78653  
MIXED-USE DEVELOPMENT

REVISION TABLE		
Number	Date	Description
1	MAY 22, 2023	REZONING APPLICATION

PROJECT # : 21036101 - 2  
PLOT DATE : 2023 / 05 / 22  
DRAWN BY : JIWON JUNG  
CHECKED BY : JIWON JUNG  
ALL IDEAS, ARRANGEMENTS AND DESIGN CONCEPTS ARE PROPRIETARY TO JIWON JUNG. AND SHALL NOT BE USED OR REPRODUCED IN PART OR IN WHOLE WITHOUT THE EXPRESS PERMISSION IN WRITING BY JIWON JUNG.

PROJECT SUMMARY



ARTICLE 15.02 - PARKING STANDARDS

USE	# OF PARKING SPACES	REQUIRED	PROVIDED
RESIDENTIAL - MULTI-FAMILY	1 & 1/2 SPACE FOR EACH 1-BEDROOM UNIT	6	15
	2 SPACES FOR EACH 2-BEDROOM UNIT	8	
RETAIL SALES	ONE SPACE FOR EACH 250 SF OF RETAIL FLOOR AREA	19	19
TOTAL		34	35

N. CALDWELL ST

W BOYCE ST

REAR ALLEY

A GROUND FLOOR PLAN (COMMERCIAL)  
SCALE = 3/32" = 1'-0"

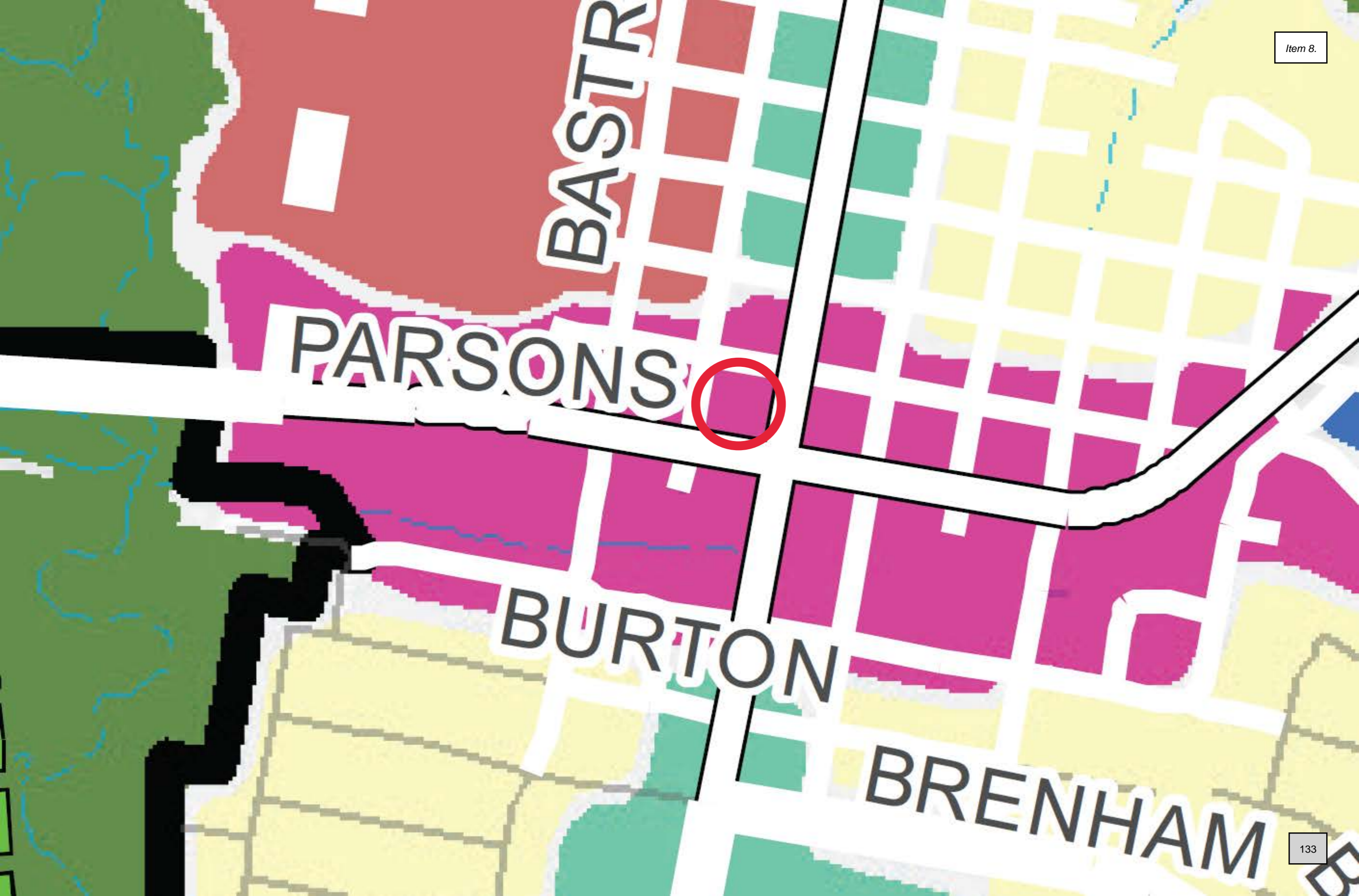
OWNER: BUILD BLOCK  
PROJECT ADDRESS: 108, 104 W BOYCE ST, MANOR, TX 78653  
MIXED-USE DEVELOPMENT

REVISION TABLE	
Number	Description
	REZONING APPLICATION

PROJECT # : 21036101 - 2  
PLOT DATE : 2023 / 05 / 22  
DRAWN BY : JIWON JUNG  
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ALL IDEAS, ARRANGEMENTS AND DESIGN CONCEPTS ARE PROPRIETARY TO JIWON JUNG. AND SHALL NOT BE USED OR REPRODUCED IN PART OR IN WHOLE WITHOUT THE EXPRESS PERMISSION IN WRITING BY JIWON JUNG.

PRELIMINARY  
PLANS

A- 0.1



# DOWNTOWN MIXED-USE

Downtown Mixed-Use is intended for the residential, commercial, business, and office uses that line the Old Highway 20 corridor and adjacent streets, including the traditional downtown shopping district of Manor.

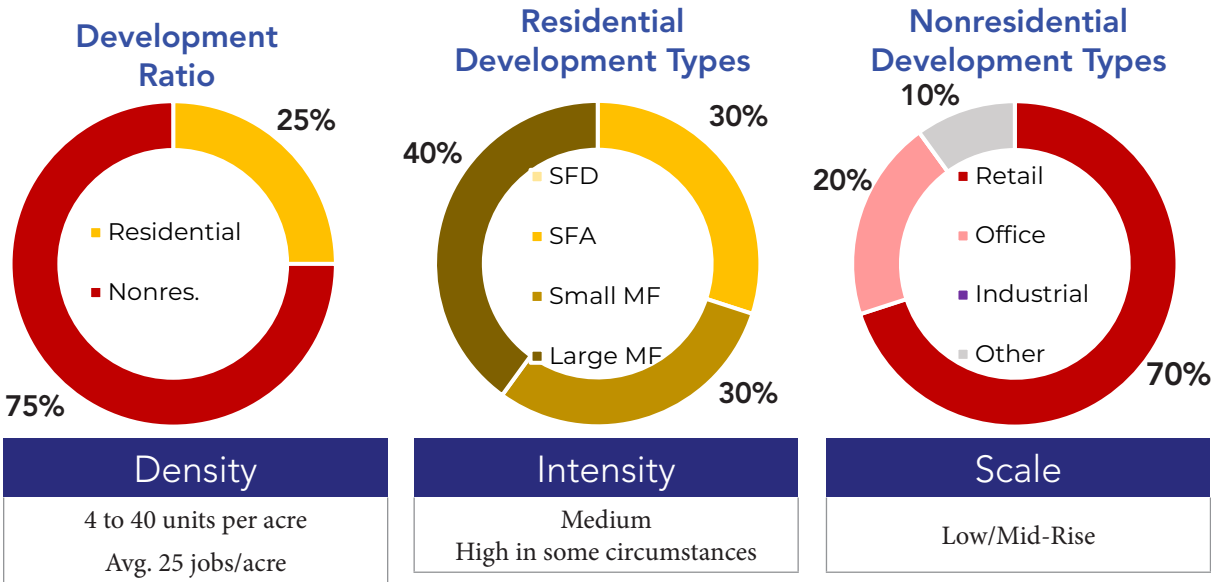
Not only is this area currently a mixed-use environment currently, but it is envisioned to see a strong reinvention via more density and a higher mix of uses in the future. This area should be designed to accommodate transit, should rail services extend to Manor from Austin. However, even if the rail does not come, a downtown that is comprised of high-density mixed-use development will still bring many opportunities and benefits to the community.

Densities range between 4 and 40 units per acre, although individual sites may achieve higher densities if they are coordinated within the rest of the area, provide superior access to services and amenities, and appropriate compatibility to adjacent uses is provided.

Here, infill development especially presents opportunities for small businesses, unique and dense housing options and potentially even small scale/artisan manufacturing.

The pedestrian environment and experience should be top priority in Downtown and feature public gathering places, active streets, engaging storefronts, and sidewalk cafes. This is the best place in Manor to double down on and invest in creating a sense of place and identity for the community.

Figure 3.10. Downtown Mixed-Use Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered compatible since the intent is to provide retail/services, activity centers and diversified housing to support surrounding neighborhoods and drive community identity/gathering
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and De-tached Missing Middle	●●●○○	This can be compatible provided that the overall Downtown Mixed Use area also contains mixed-use urban flex buildings or shopping centers with which this housing product integrates in a manner to promote walkability and transitions; these development types should be located on secondary roads rather than primary thoroughfares within Downtown, as those areas are best reserved for ground-floor retail and services
Apartment House (3-4 units)	●●●○○	
Small Multifamily (8-12 units)	●●●○○	
Large Multifamily (12+ units)	●●●○○	
Mixed-Use Urban, Neighbor-hood Scale	●●●●●	This is the ideal form of development within the Downtown Mixed Use category; provides for activity centers, retail, services and diverse housing options at a scale compatible with and supportive of surrounding neighborhoods to promote walkability; design should emphasize the pedestrian experience rather than people driving automobiles
Mixed-Use Urban, Communi-ty Scale	●●●○○	Not generally considered compatible due to incompatible scale with neighborhoods, but can be de-pending on adjacencies to green space or more intensive uses
Shopping Center, Neighbor-hood Scale	●●●●○	While less preferred than a mixed-use urban flex building, the use provides for activity centers, retail and services at a scale compatible with and supportive of surrounding neighborhoods to promote walk-ability; becomes more compatible if a horizontal approach to mixed-use is deployed, such as inclusion of small apartments nearby or within the same site, or to match the scale of adjacent historic buildings
Shopping Center, Community Scale	●●○○○	Not generally considered compatible due to incompatible scale with Downtown, but can be depending on adjacencies to green space or more intensive uses; may function better on the western and eastern edges of the Downtown Mixed Use area
Light Industrial Flex Space	●●○○○	Not generally considered compatible due to incompatible scale with Downtown, but can be if particu-larly small-scale and included alongside more appropriate development types, or with integration of a storefront experience. Examples of appropriate uses might include maker spaces, coffee roasting, micro-breweries, and similar businesses
Manufacturing	●○○○○	Not considered compatible
Civic	●●●●●	Considered supportive to the function and livability of this future land use category, government build-ings, schools and community facilities can serve as activity hubs.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.



5/31/2023

## City of Manor Development Services

# Notification for a Rezoning Application

Project Name: 108 W Boyce & 104 W Boyce Rezoning from SF-1 to DB  
 Case Number: 2023-P-1541-ZO  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Rezoning Application for 108 W Boyce & 104 W Boyce St., Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Rezoning Application for two (2) lots on .297 acres, more or less, at 108 W Boyce & 104 W Boyce St., Manor, TX from Single Family (SF-1) to Downtown Business (DB).**

***Applicant: Jiwon Jung***  
***Owner: Build Block***

The Planning and Zoning Commission will meet at 6:30PM on June 14, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on June 21, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Rezoning Application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653  
 (T) 512.272.5555 • (F) 512.272.8636 • [WWW.CITYOFMANOR.ORG](http://WWW.CITYOFMANOR.ORG)

Behzad Bahrami  
PO Box 82653  
Austin TX 78708

Ramon E Jr Paiz  
PO Box 280  
Manor TX 78653

Marcos & Maria Chavez  
127 Dry Creek Rd  
Unit B Manor TX 78653

Claudie G & Sammie M Young  
PO Box 145  
Manor TX 78653

Juan Jr & Diana E Gerl Vasquez  
PO Box 449  
Manor TX 78653

Monica Ann Castillo  
PO Box 1097  
Manor TX 78653

Veronica Michelle Donley  
204 W. Eggleston St  
Manor TX 78653

Debbie Ann & Darrell Guajardo  
2501 Goforth Rd  
Kyle TX 78640

Helen Casas  
PO BOX 223  
Manor TX 78653

Victor M & Debra B Almaguer  
3209 Ray St  
Austin TX 78702

Nora L & Jose A Jr Sanchez  
PO Box 232  
Manor TX 78653

Maria Rocha  
207 W Boyce St  
Manor TX 78653

Jesse & Julia Rocha  
PO Box 1002  
Manor TX 78653

Alfredo, Contreras Renteria, Aurelia  
PO Box 11  
Manor TX 78653

Bradley G & Paula B Bowen  
18109 Whitewater CV  
Round Rock TX 78681

Jesse & Olivia Sanchez  
PO Box 811  
Manor TX 78653

Jose Soto & Maribella, Cortez Gonzalez,  
Jaimes  
14845 Bois Darc LN  
Manor TX 78653

Sepeco  
PO Box 170309  
Austin TX 78717

2017 Manor LLC  
203 W Parsons St  
Manor TX 78653

Barbarita Samudio Sanchez  
PO Box 142  
Manor TX 78653

Jorge Moreno  
4301 Jan St Unit B  
Harlingen TX 78550

Davis Capital Investments LLC  
PO Box 268  
Manor TX 78653

William C Gault  
PO Box 32  
Manor TX 78653

Michael E & Tabatha A Darilek  
PO Box 976  
Manor TX 78653

Virginia Z Cardenas  
PO Box 243  
Manor TX 78653

Timothy Mack Sherrod  
2705 Taft Blvd  
Wichita Falls TX 76308

120 East Boyce Street LLC  
1004 Meriden Ln  
Austin TX 78703

Ernesto Suarez  
14121 Bois D Arc Ln  
Manor TX 78653

Lundgren Edwin O Estate  
507 Arbors CIR  
Elgin TX 78621

Lopez Mar Lift Estate  
208 West Parsons  
Manor TX 78653

Ringo Ming-Ling, Yu Chi Sun, Wu  
707 Knollwood Dr  
Austin TX 78746

L&L Investment Enterprises LLC  
302 E 32nd St  
Austin TX 78705

Aurelio Jr Ponce  
200 W Parsons St  
Manor TX 78653

Billy C Duett  
Po Box 562  
Manor TX 78653

Maqil Inc  
PO Box 399  
Manor TX 78653

Moein M Hassan  
Po Box 140853  
Austin TX 78714



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** June 14, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

**Consideration, discussion, and possible action on a Preliminary Planned Unit Development (PUD) Site Plan for the Okra Tract Development, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX.**

***Applicant: Sotol Ventures***

***Owner: Dalton Wallace***

### BACKGROUND/SUMMARY:

This Preliminary PUD allows up to 325 single family lots with up to 80% of the lots being 50' and 20% being 60' wide. The minimum lot size is 6,000 (50' x 120') and the minimum dwelling unit size (heated/cooled area) is 1,700 sf.

There are 4.1 acres of C-2 Medium Commercial on FM 973 with certain uses prohibited.

The PUD is consistent with the land use designations in the Comprehensive Plan's Future Land Use Map with Commercial Corridor uses on FM 972 and Neighborhood uses between the commercial and Wilbarger Creek. The PUD is also consistent with the Trails Plan and Thoroughfare Plan in the Comprehensive Plan.

The PUD has 8.8 acres of non-floodplain, non-detention area parkland in three areas and connected by a trail system. The amount of parkland acreage exceeds code requirements by 3.88 acres. Within the parkland, they'll construct a 2-5 year old playground, 5-12 year old playground, minimum 20 stall parking lot, 10,000 sf dog park, minimum 20'x30' pavilion, and a basketball court. These are public amenities but maintained by the HOA.

Additionally, the owner is retaining the floodplain/open space but is dedicating an access easement for a regional trail that will be constructed with this PUD that connects to the Shadowglen trail(s) in the south and Monarch Ranch to the north, as well as internal trails that connect to the proposed Monarch Ranch internal trails. To provide a safe trail crossing across the collector road, a crosswalk with pedestrian-activated flashing lights will be installed.

Staff also recommends that one additional trail connection be made into Shadowglen from the sidewalk trail that extends from Allard Drive to the southern boundary of the Okra Tract.

The PUD also contains two unloaded collector roads that are 64' ROW, one of which is on our Thoroughfare Plan and would be a parallel north-south route to FM 973. This roadway, Silent Falls Way, would extend through Okra and Monarch Ranch, then cross Gregg Lane and extend north through the New Haven and Mustang Valley subdivisions to Anderson Lane ending at Schmidt Lane. Similar to Mustang Valley, New Haven and Monarch Ranch, the collector roads will have a 10' landscaping buffer along them and upgrading subdivision fencing with masonry columns.

TxDOT has provided and the developer has agreed in-lieu of a TIA they will extend the center turn lane from Tinajero to the northern connection of Suncrest with it tapering off past Suncrest. A right turn lane on southbound FM 973 will also be added. No signal is planned. Travis County also waived a TIA as the County roads that are being connected to within Shadowglen are built-out and no further improvements would be required. No existing city roads are being connected to so the city is not requiring a TIA as TxDOT has worked out the necessary mitigations with the developer.

<b>LEGAL REVIEW:</b>	<i>NO</i>
<b>FISCAL IMPACT:</b>	<i>NO</i>
<b>PRESENTATION:</b>	<i>YES</i>
<b>ATTACHMENTS:</b>	<i>YES</i>

- PUD Site Plan
- Rezoning Map
- Aerial Image
- FLUM & Dashboards

- FM 973 Improvement Area
- Collector Road Alignment
- Allard Drive Trail Connection
- Engineer Comments & Acceptance
- Public Notice and Labels

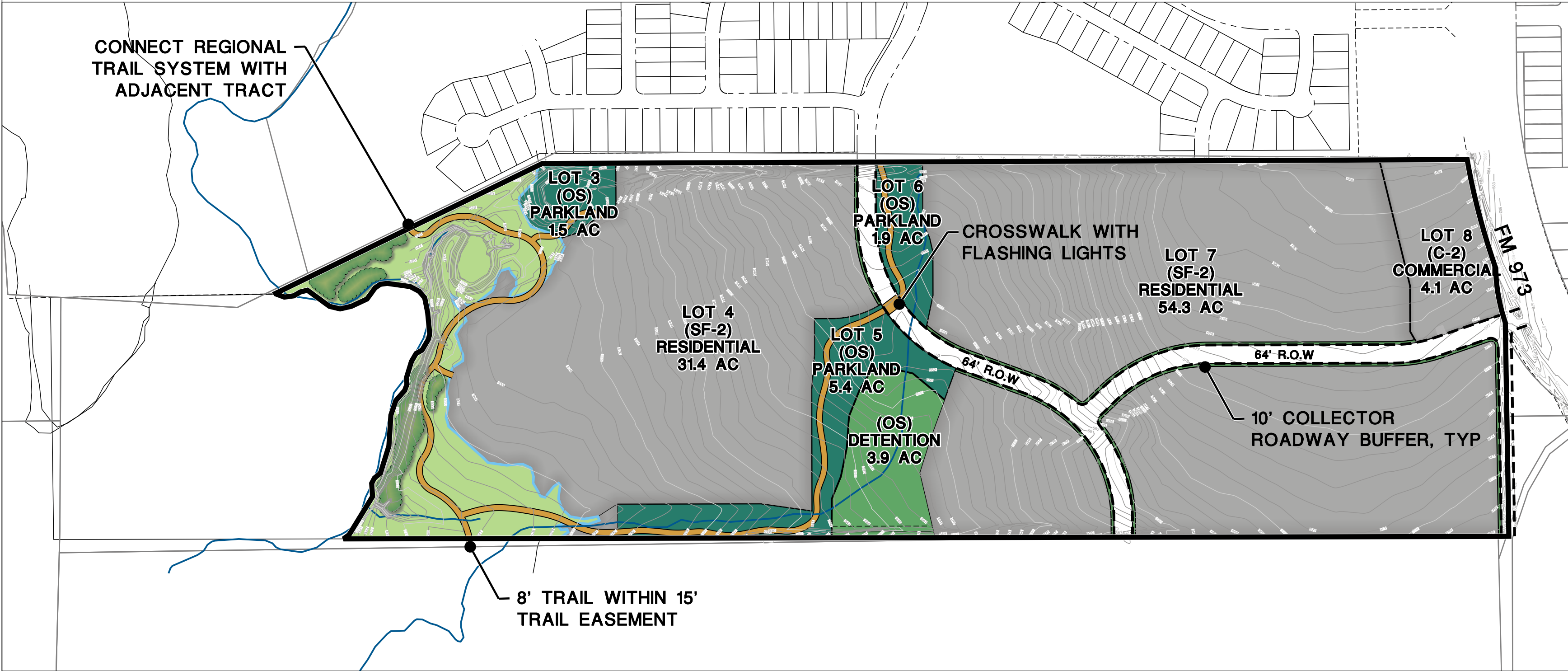
**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Preliminary Planned Unit Development (PUD) Site Plan for the Okra Tract Development, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX with an additional trail connection into Shadowglen at Allard Drive.

<b>PLANNING &amp; ZONING COMMISSION:</b>	<b>Recommend Approval</b>	<b>Disapproval</b>	<b>None</b>
--	---------------------------	--------------------	-------------



LAND USE PARCEL TABLE				LEGEND	
LAND USE	ACREAGE	LOTS	DENSITY		
(SF-2) RESIDENTIAL	86.0 ACRES	325 LOTS	3.7 DU/AC		PLAN BOUNDARY
(C-2) MEDIUM COMMERCIAL	4.1 ACRES	1 LOTS			PROPOSED RIGHT-OF-WAY
(OS) FLOODPLAIN (RETAINED BY OWNER)	10.9 ACRES	1 LOTS			CITY LIMITS
(OS) PARKLAND	8.8 ACRES	3 LOTS			8' TRAILS
(OS) DETENTION	3.9 ACRES	1 LOTS			
TOTAL	113.4 ACRES		2.9 DU/AC		



## PARK PLAN

### PARK LAND DEDICATION:

325 /66 x 1 = 4.9 8.8  
(number of dwelling units) (required park acreage) (proposed park acreage)

8' CONCRETE TRAILS 4,733 L.F.

#### A. Purpose and Intent

- The Okra Tract Planned Unit Development (PUD) is comprised of approximately 136.3 acres. The development of this Property is a combination of light commercial along FM 973 at the Eastern edge of the Property and a single-family detached residential community on the remainder of the Property.

#### B. Applicability and Base Zoning

- All aspects regarding the development of this PUD shall comply with the City of Manor Code of Ordinances, except as established in this exhibit, titled Final PUD Site Plan.
- For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Manor Code of Ordinances:

SF-2 (Single-Family Standard)  
C-2 (Medium Commercial)

#### C. Conceptual Site Layout and Land Use Plan

- The Land Use Plan has been attached to this PUD to illustrate the design intent for the Property. The Final PUD Site Plan is intended to serve as a guide to illustrate the general community vision and design concept and is not intended to serve as a final document.

#### D. Allowable/Prohibited Uses

- The allowable residential use shall be detached single-family dwellings on individually platted lots. The maximum residential lot count shall be three hundred and twenty five (325). Commercial uses shall be consistent with allowable C-2 (Medium Commercial) land uses as defined in Division 3, Section 14.02.017 of City of Manor Code of Ordinances except as modified herein.
- The following uses shall be prohibited within the C-2 area of the PUD:
  - Amusement (outdoor)
  - Automobile Repair (minor)
  - Automobile Repair (major)
  - Commercial Off-Street Parking
  - Contractor's Shop
  - Financial Services (alternative)
  - Funeral Services
  - Kennel
  - Laundry Services
  - Mini-Storage Warehouse
  - Off-Site Accessory Parking
  - Pawnshop
  - Recreational Vehicle Sales and Rental
  - Truck and Trailer Sales and Rental
  - Veterinary Service, Large

#### E. Residential Development Standards

- To ensure product diversity, the following single-family detached residential percentages shall apply to the residential district within this PUD:
  - A maximum of 80 percent (80%) of the total lots may have a width of less than sixty feet (60').
  - A minimum of 20 percent (20%) of the total shall have a width of sixty feet (60') or wider.
- The Okra Tract residential development will comply with the Development Standards set forth below:

#### RESIDENTIAL USES

Lot Area: 6,000 s.f. Minimum (fronted loaded garage)  
Lot Width: (minimum)50 ft.  
Front Setback: (minimum)25 ft.  
Side Setback: (minimum)5 ft.  
Street Side Setback: (minimum)15 ft.  
Rear Setback to residential:(minimum)10 ft.  
Rear Setback to commercial: 15 ft.  
Minimum dwelling unit size: 1,700 sq. ft.  
Maximum building coverage: 50%  
Maximum building coverage plus accessory structures: 60%

- Standards not listed follow code, as amended

#### F. Commercial Development Standards

- The Okra Tract commercial development shall comply with the C-2 (Medium Commercial) development standards set forth in the City of Manor Code of Ordinances, as amended.

#### G. Drainage Dedication and Facilities

- Residential drainage facilities shall utilize earthen berms and be designed with a curvilinear shape where possible. If concrete retaining walls are required in the design of detention facilities, such areas shall be limited to not more than forty percent (40%) of the perimeter of the pond.

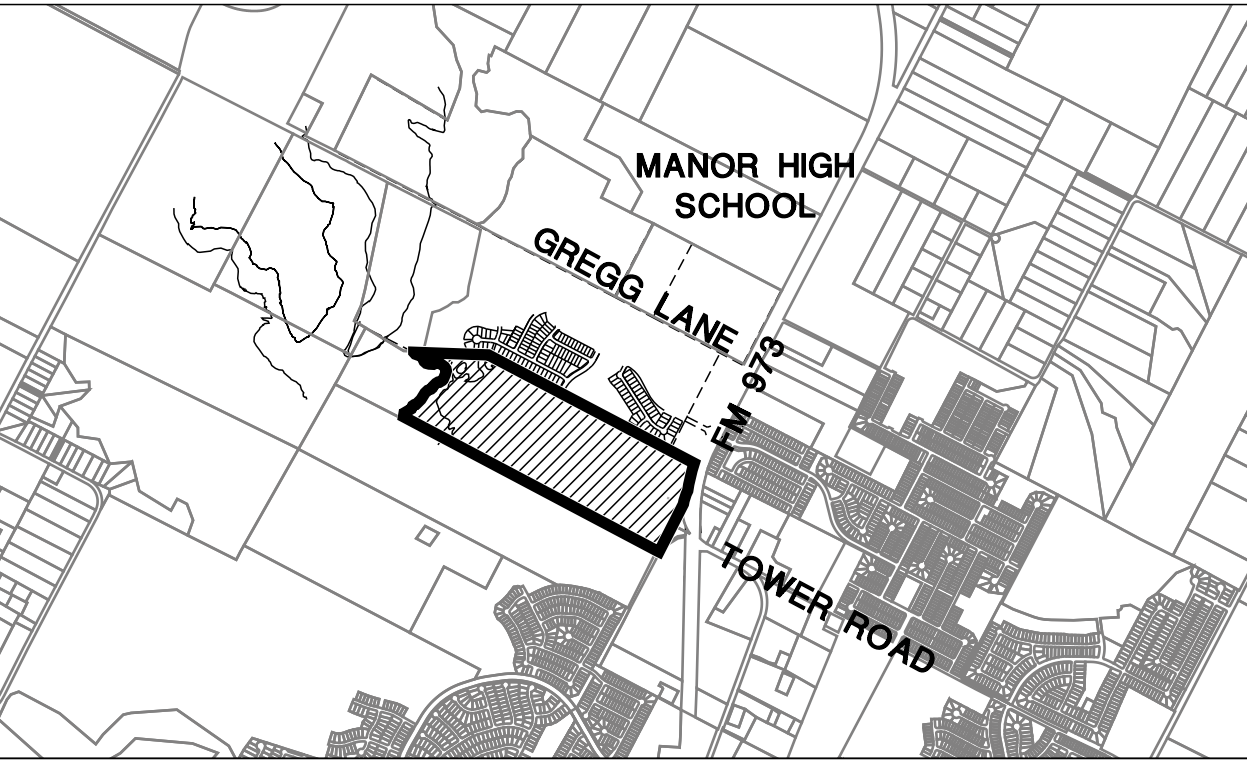
#### H. Parkland and Open Space

- This Final PUD Site Plan provides approximately 8.8 acres of park and open space with the dedication of three (3) tracts of land as illustrated on the Parks Plan on this sheet. The parks and open space will include detention facilities for the project, tree preservation areas, trail corridor easement and active programmed parkland.
- An eight-foot (8') concrete trail located within a fifteen-foot (15') public trail easement shall provide pedestrian/bike access along the owner retained floodplain connecting from the north property boundary to the south property boundary, as depicted on Park Plan. Trees shall be planted parallel to the concrete trail at a spacing of one (1) tree for every forty (40) linear feet. Trees shall be a minimum of three (3) inch caliper and selected from the Type A/B tree list of the City of Manor Code of Ordinances.
- Parkland amenities located within the Okra Tract PUD shall include a minimum of the following recreational elements: playground, parking area, dog park, picnic areas, picnic pavilion and open lawn/gaming area.
  - Age 5-12 playground
  - Age 2-5 playground
  - Parking area with a minimum of 20 parking spaces
  - Minimum 10,000 square foot dog park
  - Minimum 20 foot by 30 foot picnic pavilion
  - Basketball court
- The proposed parkland and public regional trail shall be dedicated to the City of Manor and privately maintained by the Okra Tract Homeowner's Association.

#### I. Landscaping

- Unloaded Collector Landscape Buffer.
  - For internal, unloaded collector roadways, a minimum ten (10) foot landscape buffer, measured from the edge of the collector right of way, shall be provided. One (1), minimum three (3) inch caliper, Type A large or Type B medium native tree (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.
  - Subdivision wall fence standard for fence walls along the unloaded collector roadways, a minimum (6) foot masonry walls with masonry columns a minimum of (200) foot apart.
- Storm Water Detention
  - Storm water detention facilities, if required shall be screened according to the requirements outlined in the City of Manor Code of Ordinances, Section 15.03.021 (f).
- All landscape buffers and walls shall be privately maintained by the Okra Tract Homeowners Association.

VICINITY MAP  
Scale: 1" = 1/2 Mile



**OKRA TRACT  
PRELIMINARY PUD SITE PLAN  
MANOR, TEXAS**

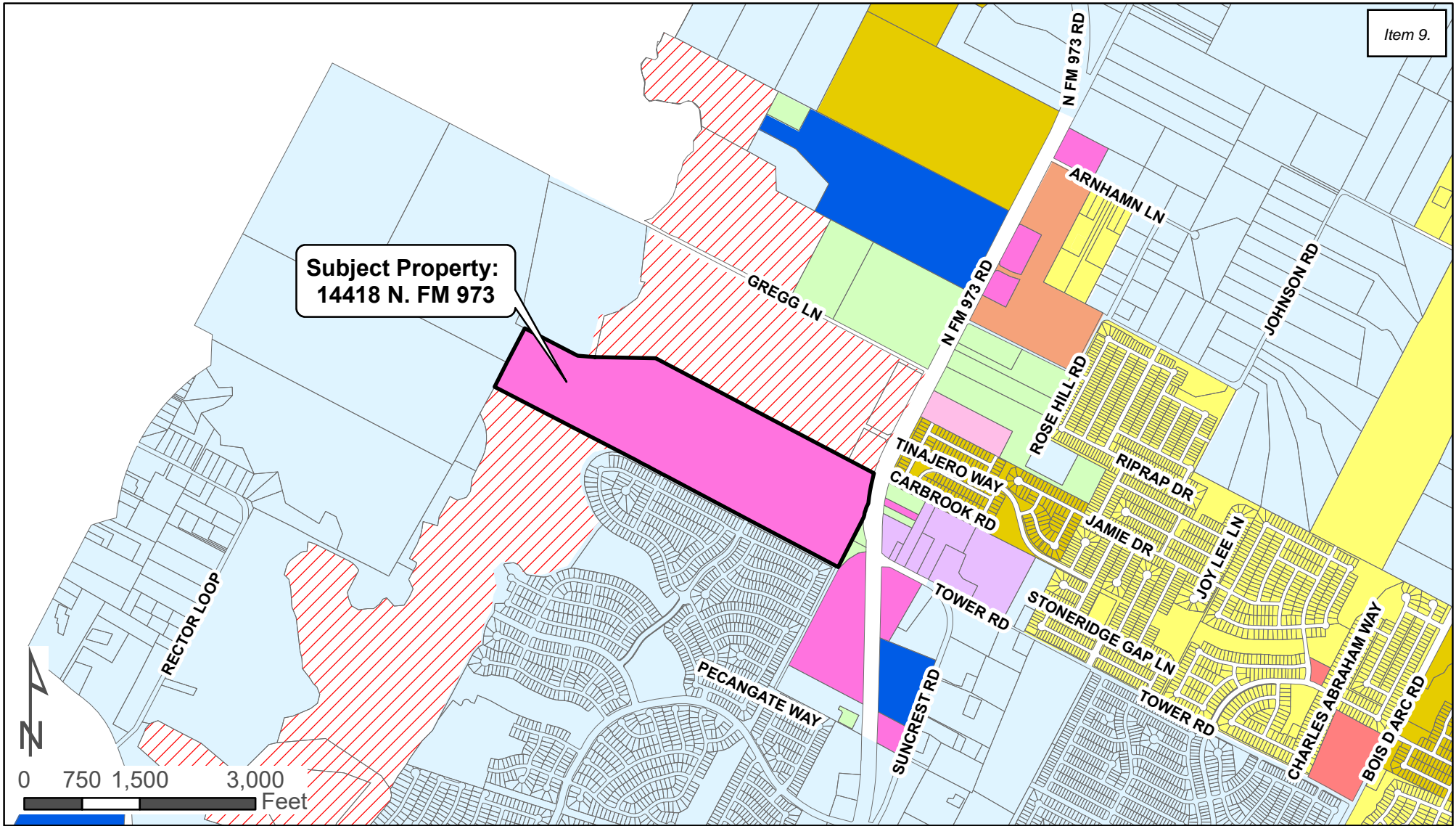
J:\220013-DWAL\Cadfiles\PLANNING\Submittals\PLUD Site Plan	
Issued:	
1. PUD Submittal	2/10/2023
2.	
3.	
4.	
5.	
Revisions:	
1. 3/29/2023	
2.	
3.	
4.	
5.	
Issue Date:	2/10/2023

Drawn By: TW  
Reviewed By: MB

Project No.  
220013 - BBGR

SHEET 1 of 1

**Subject Property:  
14418 N. FM 973**



**Current:**  
Medium Commercial (C-2)

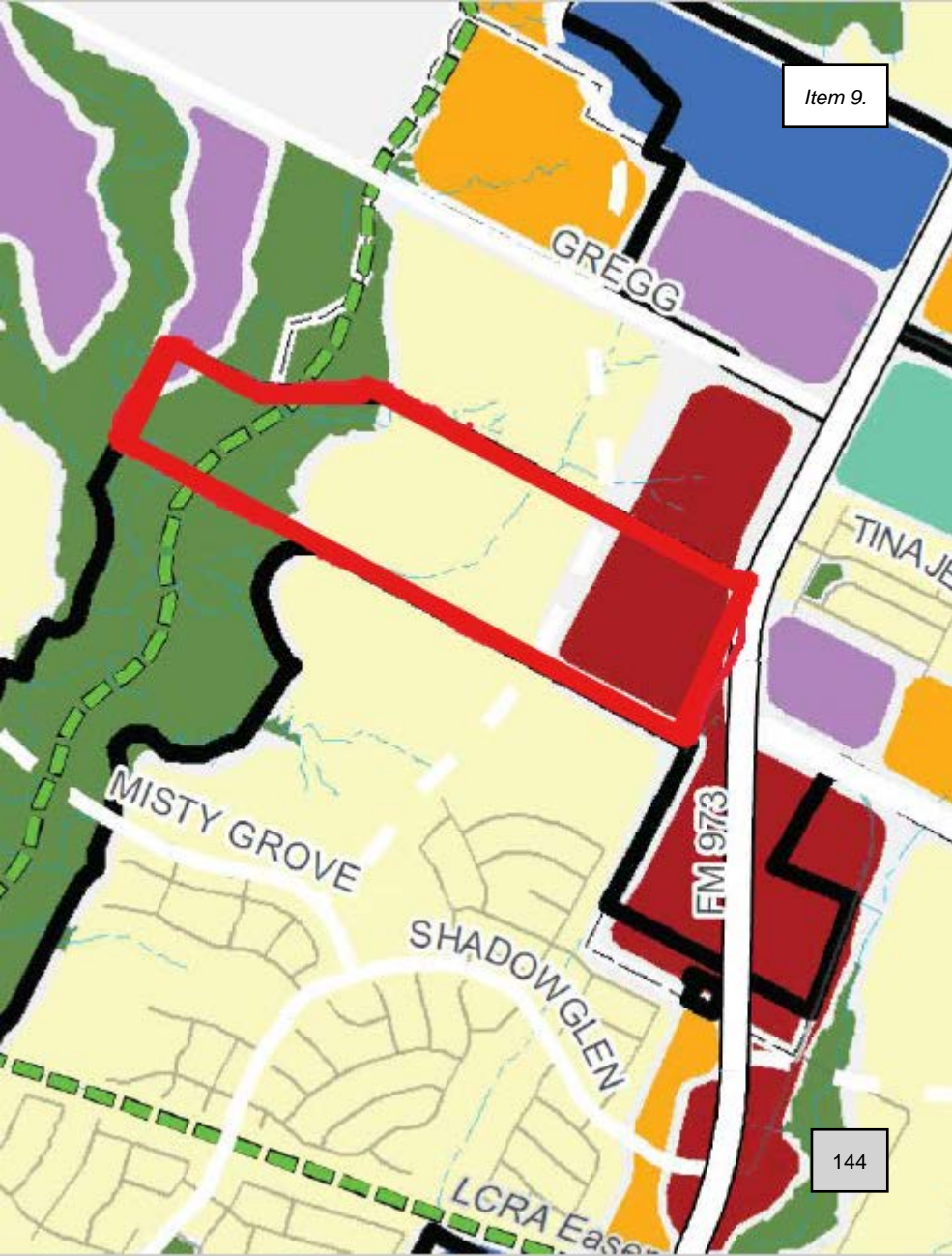
**Proposed:**  
Planned Unit Development (PUD)

**Zone**

- |                               |                                |
|-------------------------------|--------------------------------|
| A - Agricultural              | GO - General Office            |
| SF-1 - Single Family Suburban | C-1 - Light Commercial         |
| SF-2 - Single Family Standard | C-2 - Medium Commercial        |
| TF - Two Family               | C-3 - Heavy Commercial         |
| TH - Townhome                 | NB - Neighborhood Business     |
| MF-1 - Multi-Family 15        | DB - Downtown Business         |
| MF-2 - Multi-Family 25        | IN-1 - Light Industrial        |
| MH-1 - Manufactured Home      | IN-2 - Heavy Industrial        |
| I-1 - Institutional Small     | PUD - Planned Unit Development |
| I-2 - Institutional Large     | ETJ                            |



Item 9.



# COMMERCIAL CORRIDOR

Commercial Corridors consist of nonresidential land uses that meet the needs of both local and regional residents. This includes big box stores and multi-tenant commercial or retail uses.

They are typically located along high volume roadways or at high volume intersections and generate large amounts of sales tax revenue.

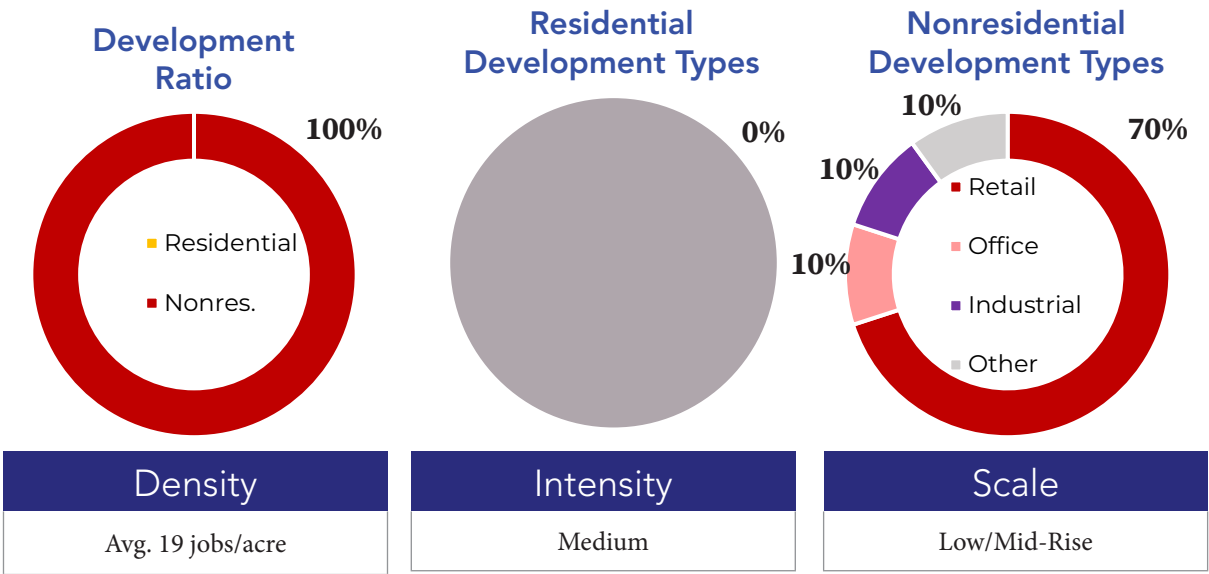
Commercial corridors often consist of traditional and suburban commercial development with large surface parking lots that front a major roadway or highway.

While it is recognized these corridors rely upon automobile accessibility and exposure, development should seek opportunities to leverage different forms with elements of mixed-use within the non-residential use framework. This introduces walkability for people once they arrive, reducing the number of trips and increasing the area’s appeal as a destination.

This district is especially appropriate for several needs that residents of Manor currently look elsewhere to provide, including:

- Healthcare services, including hospitals.
- Retail and entertainment.
- Specialized facilities that support workforce and skills development, such as information technology, skilled trades and advanced manufacturing.

Figure 3.6. Commercial Corridor Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered appropriate, as the Commercial Corridors are generally oriented towards uses that rely on access and visibility to major roadways and highways and residential is not encouraged along the major roadways and highways for environmental justice and quality of life reasons. The activity and traffic generated by Commercial Corridor uses is not compatible with residential housing.
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●○○○○	
Apartment House (3-4 units)	●○○○○	
Small Multifamily (8-12 units)	●○○○○	
Large Multifamily (12+ units)	●○○○○	May be nonresidential mixed-use, such as office over retail or some residential can be appropriate if deeper within a site and less proximate to the major roadways. Residential mixed-use can also be appropriate to support transition to adjacent, lower density or residential areas. To note, mixed-use buildings are typically considered the highest fiscally performing development type on a per-acre basis.
Mixed-Use Urban, Neighborhood Scale	●●●○○	
Mixed-Use Urban, Community Scale	●●●○○	Appropriate overall.
Shopping Center, Neighborhood Scale	●●●●●	
Shopping Center, Community Scale	●●●●●	Not considered appropriate due to limited potential for sales tax revenue generation and lower dependence on direct exposure to major roadways; can be appropriate if deeper within a site and less proximate to the major roadways, but should not be predominant use.
Light Industrial Flex Space	●●○○○	
Manufacturing	●○○○○	Not considered appropriate.
Civic	●●●●●	Considered supportive to the function of this future land use category; likely more functional facilities, such as utilities, rather than people-centered or community serving facilities.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

### NEIGHBORHOODS

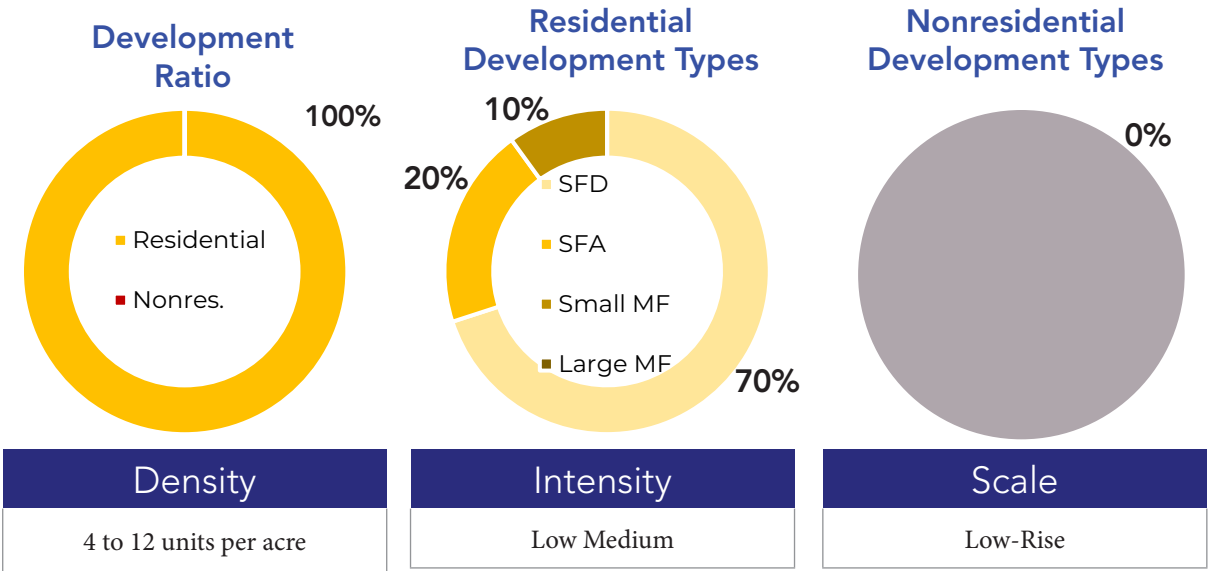
Residential one- and two-family/duplex homes make up the majority of this land use category. Some townhomes and lower density missing middle housing should be included to create diversity and housing choice and are good options to create transitions between neighborhoods and other land use areas. A mixture of housing types allows people to stay in the neighborhood even as their housing needs change, promoting long-term stability.

These housing types typically fall under the International Residential Code for one- and two-family dwellings, and can be financed via conventional Federally-backed mortgages.

While some neighborhood areas are currently adjacent to commercial centers, a more appropriate transition between the two would be the Mixed-Density Neighborhood land use categories.

Neighborhood lots are typically 5,000 square feet to 15,000 square feet for one- and two-family homes, with townhome lots being between 2,000 square feet and 3,000 square feet. Given the density expectations, smaller lot sizes should be offset by open space with an emphasis on creating interconnected greenways that connect neighborhoods to one another and to jobs, services, and parks.

Figure 3.4. Neighborhoods Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●●●●○	Appropriate overall, but with this housing type being so prominent in the City currently, seek to integrate with other forms of housing to create diversity and housing choice. Encourage diversity of lot sizes. Encourage joint driveways, alley access and rear parking.
SFD + ADU	●●●●●	Lot and site design should accommodate an ADU to the side or rear; ADU should be clearly secondary to the primary residence.
SFA, Duplex	●●●●●	Similar in character and lot standards to single-family detached; Joint/shared driveways encouraged, as well as alleys and rear parking; ADUs can be included consistent with the above.
SFA, Townhomes and Detached Missing Middle	●●●●●	Townhouses and Bungalow Courts should include at least 4 units, Pocket Neighborhoods 8-12 units. Functions best at corner properties (excluding townhomes). Encouraged especially when retail/services are nearby. Encourage joint driveways, alley access and rear parking. ADUs consistent with above.
Apartment House (3-4 units)	●●●●○	Can be part of a diverse housing type palette within the Neighborhood category. Similar in character and lot standards to SFD; functions best at corner properties. Encouraged especially when retail/services are nearby. Encourage joint driveways, alley access and rear parking.
Small Multifamily (8-12 units)	●●●○○	Scale is not typically appropriate with neighborhood-scale, unless adjacent to Neighborhood Mixed Use. May be appropriate as a transitional use from land use categories containing nonresidential uses.
Large Multifamily (12+ units)	●○○○○	Not considered appropriate, but may occur in other future land use categories adjacent to Neighborhoods.
Mixed-Use Urban, Neighborhood Scale	●○○○○	
Mixed-Use Urban, Community Scale	●○○○○	Not considered appropriate.
Shopping Center, Neighborhood Scale	●○○○○	Not considered appropriate, but may occur in other future land use categories adjacent to Neighborhoods.
Shopping Center, Community Scale	●○○○○	Not considered appropriate.
Light Industrial Flex Space	●○○○○	
Manufacturing	●○○○○	
Civic	●●●●●	Considered supportive to the function and livability of this future land use category; government buildings, schools and community facilities can serve as activity hubs within neighborhoods.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

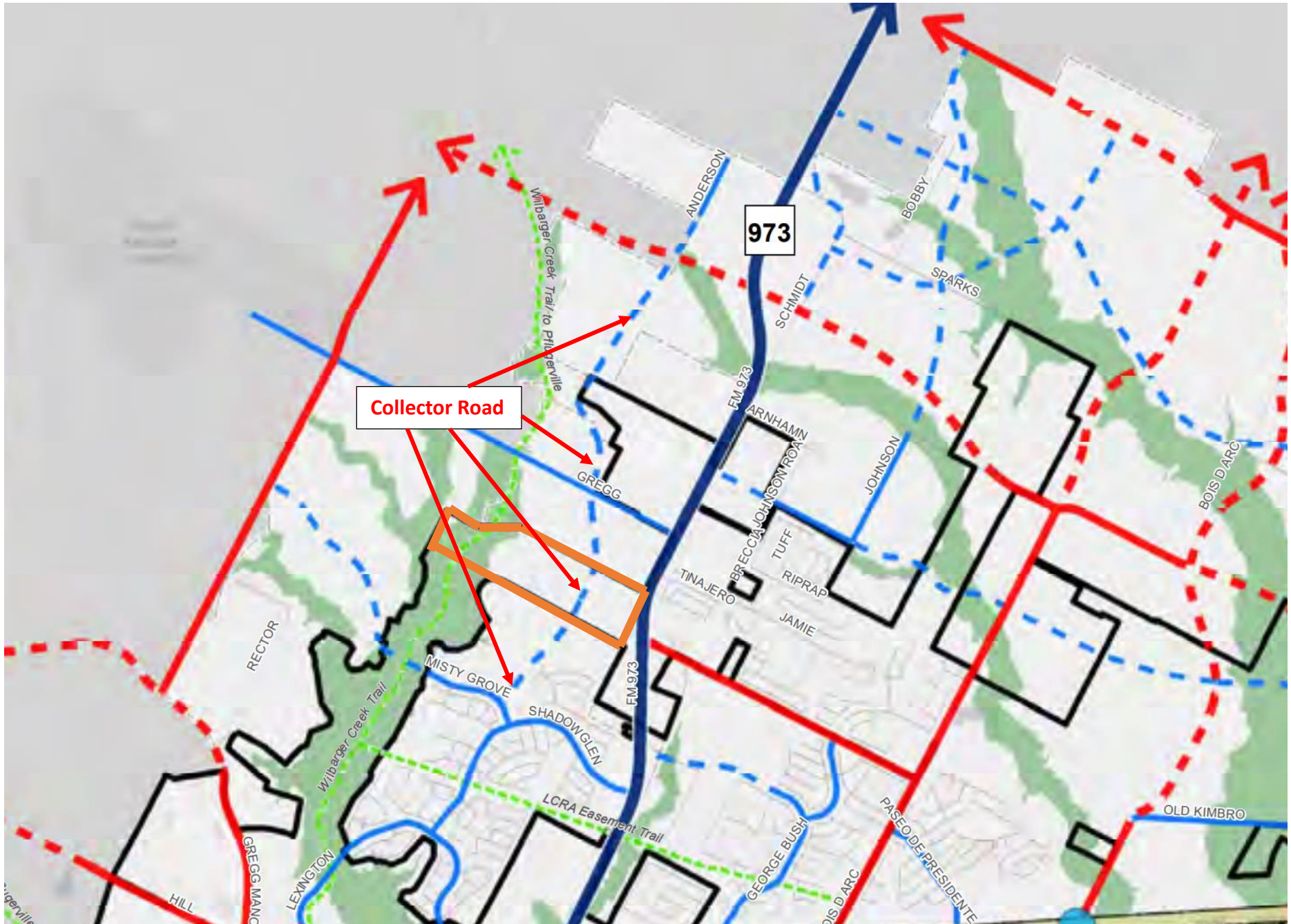
APPROXIMATE CENTER TURN LANE IMPROVEMENT AREA: TINAJERO TO SUNCREST

RIGHT TURN LANE ON SOUTHBOUND FM 973 AT SITE DRIVEWAY



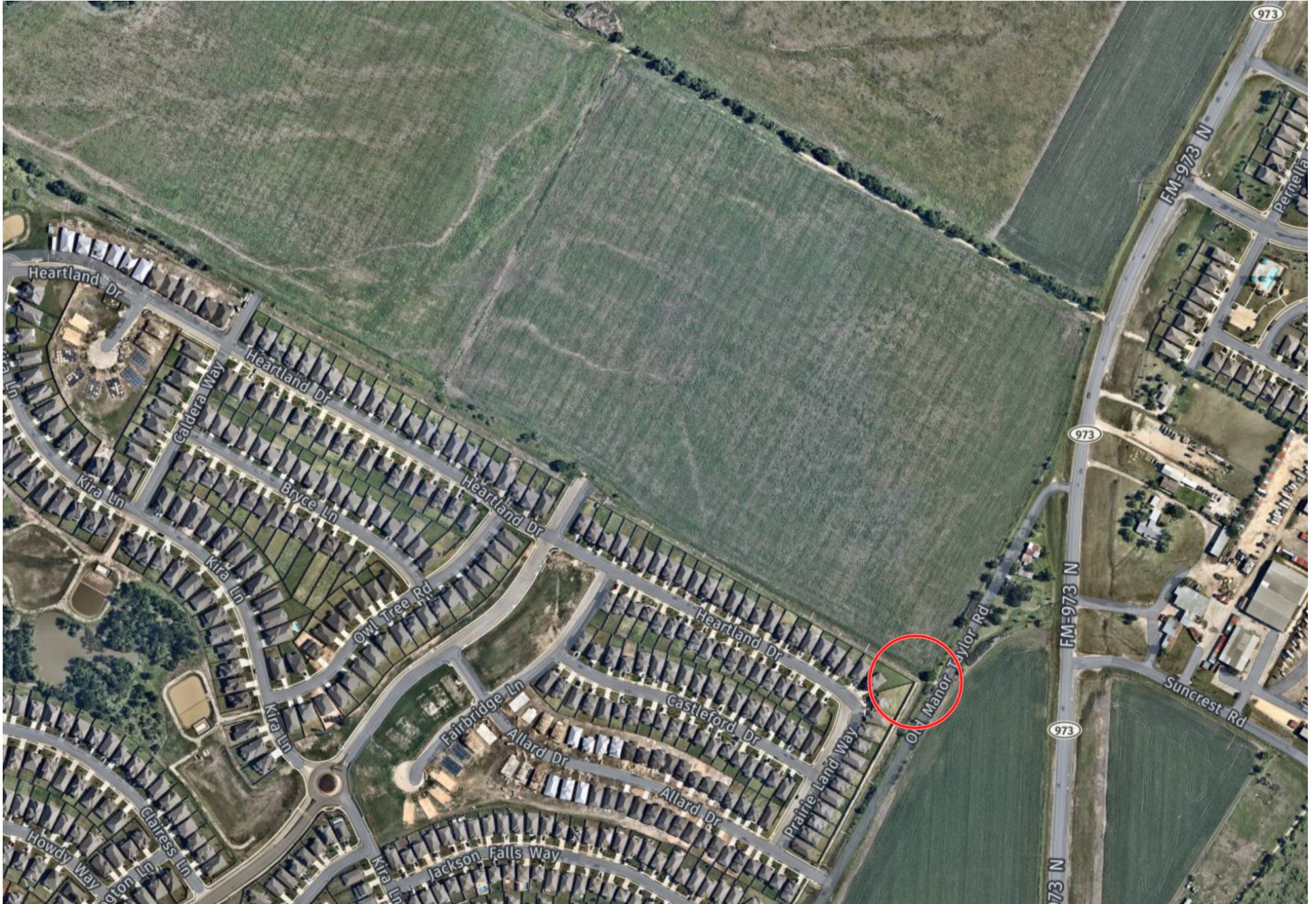
## COLLECTOR ROADWAY ALIGNMENT

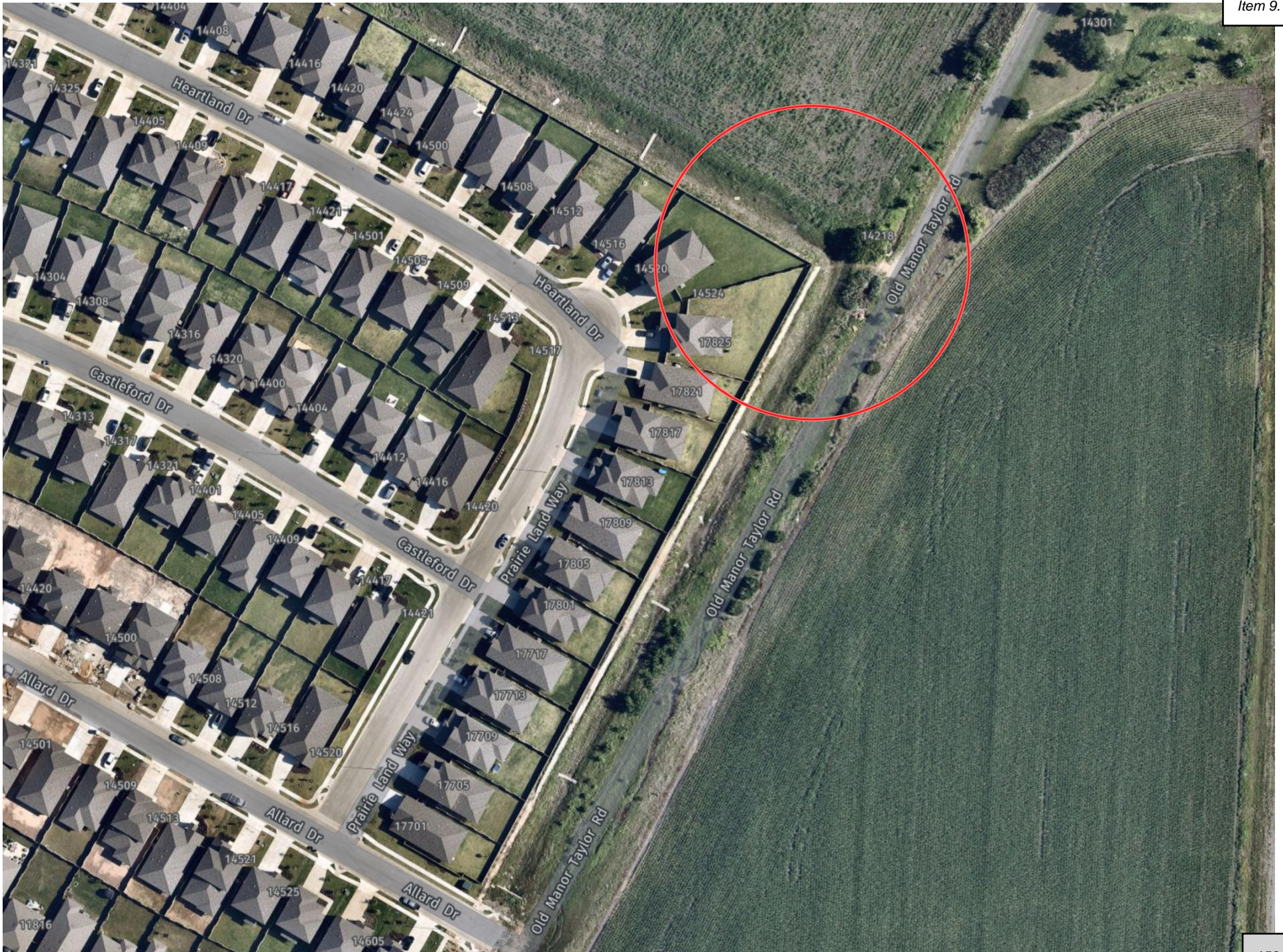
Item 9.



**ADDITIONAL TRAIL CONNECTION AREA TO SHADOWGLEN AT ALLARD DRIVE**









1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Tuesday, March 21, 2023

Rachel Shanks  
Sotol Ventures

rshanks@sotolventures.com

Permit Number 2023-P-1515-ZO  
Job Address: 14418 Old Manor-Taylor Road, Manor, Austin, TX. 78653

Dear Rachel Shanks,

The first submittal of the Okra Tract PUD (*Zoning Request*) submitted by Sotol Ventures and received on May 12, 2023, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185.

### Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

#### The following are Comments from the City Engineer:

1. The drawing name should be Preliminary PUD Site Plan.
2. The P&Z Signature Block should say Preliminary PUD Site Plan.
3. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.
4. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial.
5. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.
6. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.
7. Trees should be planted along the trail located in Lot 3. The tree spacing should be 40 feet and the trees should be Type A/B per the City's Ordinance.
8. Landscape lots should be shown in the PUD. Buffer yards should be shown as well.
9. Landscape lots should be located outside of the right-of-way and should be maintained by the HOA.
10. Note 2 is missing from the Landscaping Notes.
11. Landscaping is required for all detention facilities.
12. The proposed trails should be maintained by the HOA.

#### The following are comments from the City Planner:

1. How much of the parkland is detention facilities. Detention areas can no longer be counted as parkland.
2. Remove note 4. The amenity center can't reduce public parkland.
3. Add a basketball court to the amenities. P&Z and City Council are requiring amenities for young adults.
4. Update P&Z chair to LaKesha Small
5. What is the depth of the commercial area? Commercial uses have a 25' landscaping buffer to residential along with a 15' streetscape landscaping requirement that cannot contain any buildings, parking or paving so the lot depth needs to be deep enough for a commercial site with that combined 40' of landscaping buffers/setbacks.
6. How much floodplain is there? Parkland and floodplain are listed as 10.9 acres, but the diagram only calls out parkland.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is cursive and fluid.

Pauline Gray, P.E.  
Lead AES  
GBA



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Tuesday, March 21, 2023

Rachel Shanks  
Sotol Ventures

rshanks@sotolventures.com

Permit Number 2023-P-1515-ZO  
Job Address: 14418 Old Manor-Taylor Road, Manor, Austin, TX. 78653

Dear Rachel Shanks,

The first submittal of the Okra Tract PUD (*Zoning Request*) submitted by Sotol Ventures and received on February 21, 2023, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185.

### Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

#### The following are comments from the City Planner:

1. How much of the parkland is detention facilities. Detention areas can no longer be counted as parkland.

Approximately 4 to 5 acres in the 7.5 acre central park is detention. Plan and park calculations have been revised to remove detention area. Please note this is zoning and the detention pond has not been engineered, so this is an approximate estimate.

2. Remove note 4. The amenity center can't reduce public parkland.

Amenity center has been removed from the PUD.

3. Add a basketball court to the amenities. P&Z and City Council are requiring amenities for young adults.

Added.

4. Update P&Z chair to LaKesha Small

Added.

5. What is the depth of the commercial area? Commercial uses have a 25' landscaping buffer to residential along with a 15' streetscape landscaping requirement that cannot contain any buildings, parking or paving so the lot depth needs to be deep enough for a commercial site with that combined 40' of landscaping buffers/setbacks.

Depth is approximately 290 feet. There is ample room for the required buffers and landscaping, parking and building in the commercial parcel.

6. How much floodplain is there? Parkland and floodplain are listed as 10.9 acres, but the diagram only calls out parkland.

Floodplain is 10.9 acres. Color and acreage are shown in the legend on the land use plan.

**The following are Comments from the City Engineer:**

1. The drawing name should be Preliminary PUD Site Plan.

Okay. Revised. On the Monarch PUD to the north we had to revise the language to say Final Site Plan.

2. The P&Z Signature Block should say Preliminary PUD Site Plan.

Okay. Revised

3. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.

Contour labels are on the lines. We increased the label size and have tried to create a higher resolution image so you can zoom in and read if you like.

4. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial.

Depth is 290 feet approximately.

5. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.

Since we are still in the entitlement process, the park area has not been designed. The list of amenities guaranteed are in the PUD language under H.3

6. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.

Please see attached Phase 1 Environmental Report.

7. Trees should be planted along the trail located in Lot 3. The tree spacing should be 40 feet and the trees should be Type A/B per the City's Ordinance.

The trail in Lot 3 is intended to meander around the existing trees along the creek. However, Section H.2 of the PUD already calls out trees every 40 feet along the trail.

8. Landscape lots should be shown in the PUD. Buffer yards should be shown as well.

The landscape buffers along the collector road are shown on the park plan and labeled accordingly. We added the buffers to the land use plan as well in case you missed them. Any other internal landscape lots are not defined at this zoning stage.

9. Landscape lots should be located outside of the right-of-way and should be maintained by the HOA.

The 10 foot wide landscape area has been added graphically along the collector roads. Other landscape lots will not be fully known until more detailed subdivision plans are prepared. The PUD already states that the landscape and parks will be maintained by the HOA.

10. Note 2 is missing from the Landscaping Notes.

Numbers have been re-formatted.

11. Landscaping is required for all detention facilities.

We call out in the PUD, Section L, that we will landscape the detention per the Manor ordinance.

12. The proposed trails should be maintained by the HOA.

Section H of the PUD requires parks and trails to be maintained by the HOA.

addressed with your plan resubmittal. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and the online portal to upload your drawings in PDF format.

Item 9.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is fluid and cursive, with the first name "Pauline" being more prominent than the last name "Gray".

Pauline Gray, P.E.  
Lead AES  
GBA



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Thursday, May 4, 2023

Rachel Shanks  
Sotol Ventures

rshanks@sotolventures.com

Permit Number 2023-P-1515-ZO  
Job Address: 14418 Old Manor-Taylor Road, Manor, Austin 78653

Dear Rachel Shanks,

The subsequent submittal of the Okra Tract PUD submitted by Sotol Ventures and received on May 12, 2023, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

## Engineer Review

The following comments have been provided by Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

### The following are comments from the city planner:

- i. ~~How much of the parkland is detention facilities. Detention areas can no longer be counted as parkland.~~
- ii. ~~Remove note 4. The amenity center can't reduce public parkland.~~
- iii. Add a basketball court to the amenities. P&Z and City Council are requiring amenities for young adults. Refer to question 7.
- iv. ~~Update P&Z chair to Lakesha Small~~
- v. ~~What is the depth of the commercial area? Commercial uses have a 25' landscaping buffer to residential along with a 15' streetscape landscaping requirement that cannot contain any buildings, parking or paving so the lot depth needs to be deep enough for a commercial site with that combined 40' of landscaping buffers/setbacks.~~
- vi. ~~How much floodplain is there? Parkland and floodplain are listed as 10.9 acres, but the diagram only calls out parkland.~~
- vii. Section H1 - update park acreage. Has 10.9 when the Parks Plan has 8.8
- viii. Section H3f - is "sports court" a basketball court?
- ix. Section I1 - add subdivision wall standard for fence walls along unloaded collectors: Minimum 6' masonry walls with masonry columns a minimum of 200' apart

### The following are comments from the city planner:

1. ~~The drawing name should be Preliminary PUD Site Plan.~~
2. ~~The P&Z Signature Block should say Preliminary PUD Site Plan.~~
3. ~~Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.~~
4. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial. **Provide a callout for the depth of the commercial portion. (290 feet approximately).**
5. ~~Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.~~
6. ~~The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.~~
7. ~~Trees should be planted along the trail located in Lot 3. The tree spacing should be 40 feet and the trees should be Type A/B per the City's Ordinance.~~
8. ~~Landscape lots should be shown in the PUD. Buffer yards should be shown as well.~~
9. ~~Landscape lots should be located outside of the right-of-way and should be maintained by the HOA.~~
10. ~~Note 2 is missing from the Landscaping Notes.~~
11. ~~Landscaping is required for all detention facilities.~~
12. ~~The proposed trails should be maintained by the HOA~~

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at /Manor/Parts/Blank, or by e-mail at [tshows@gbateam.com](mailto:tshows@gbateam.com).

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Tyler Shows  
Staff Engineer  
GBA



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Wednesday, May 24, 2023

Rachel Shanks  
Sotol Ventures

rshanks@sotolventures.com

Permit Number 2023-P-1515-ZO

Job Address: 14418 Old Manor-Taylor Road, Manor, Austin 78653

Dear Rachel Shanks,

The subsequent submittal of the Okra Tract PUD Site Plans submitted by Rachel Shanks and received by our office on May 12, 2023, has been reviewed for compliance with the City of Manor Zoning Ordinance 185. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

**Please submit a hard copy of the cover sheet to Scott Dunlop at the City of Manor for signatures. A copy of the signed cover sheet will be uploaded under project files on the my permit now website.**

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tyler Shows'.

Tyler Shows  
Staff Engineer  
GBA

Pauline Gray, P.E.  
Lead AES,  
Jay Engineering, A Division of GBA



5/31/2023

## City of Manor Development Services

### Notification for a Preliminary PUD Site Plan

Project Name: Orka Tract Preliminary PUD  
 Case Number: 2023-P-1515-ZO  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Preliminary Planned Use Development for the Okra Tract Subdivision located at 14418 N. FM 973, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Preliminary PUD for the Okra Tract Development, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX.**

***Applicant: Sotol Ventures***

***Owner: Dalton Wallace***

The Planning and Zoning Commission will meet at 6:30PM on 6/14/2023 at 105 East Eggleston Street in the City Hall Council Chambers.

City Council will meet at 7:00PM on 6/21/2023 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Preliminary PUD Site Plan has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

14420 Pernella Rd Intervivos Revocable Trust  
14420 Pernella Rd  
Manor, TX 78653

ANDERSSON CATHERINE & DANIEL  
13917 HEARTLAND DR  
Manor, TX 78653

Arthur Ray & Odette Vanessa Taylor  
14416 Pernella Rd  
Manor, TX 78653

BAJWA NAJM US SAQIB & TAHIRA NAJM  
139 HEARTLAND DR  
Manor, TX 78653

BIREDDY ANVESH REDDY  
14012 Heartland Dr  
Manor, TX 78653

BRASSELL REBECCA & PATRICK  
14005 HEARTLAND DR  
Manor, TX 78653

CABRERA KEVIN E & ISABEL S  
14401 HEARTLAND DR  
Manor, TX 78653

CITY OF MANOR  
105 E EGGLESTON ST  
Manor, TX 78653

CONROY KEVIN  
13916 Heartland Dr  
Manor, TX 78653

DAVIS ANISSA CHEREE & ARTHUR JR  
13925 HEARTLAND DR  
Manor, TX 78653

De Jesus-Martinez Ignacio ETAL  
14405 FM 973 N  
Manor, TX 78653

DEROCH MANDY BARBER  
14108 HEARTLAND DR  
Manor, TX 78653

DIACONU MARIANA & GERALD BRANDON TODD  
14420 Heartland Dr  
Manor, TX 78653

DICK GEOFFREY SCOTT & ANIKA VAN BOOM  
14316 HEARTLAND DR  
Manor, TX 78653

Enfield Partners LLC ETAL  
2303 Camino Alto  
Austin, TX 78746

GHAFFAR AAMIR & SOPHIA BAWANY  
13933 HEARTLAND DR  
Manor, TX 78653

Gliberto & Maria Estrada  
1411 FM 973 N  
Manor, TX 78653

GLORIA ALVARO F  
13904 Heartland Dr  
Manor, TX 78653

GUZMAN MASON ANDREW  
14208 HEARTLAND DR  
Manor, TX 78653

HAYNES BUCHANAN CAROL M  
14200 HEARTLAND DR  
Manor, TX 78653

Henrietta Velasquez  
14315 Old Manor-Taylor Rd  
Manor, TX 78653

JACKSON NICOLETTE & CARSON JAMES GOSSETT  
14029 Heartland Dr  
Manor, TX 78653

JAIN KRITIKA & ANAND BHAVANE JAYANTI  
14032 Heartland Dr  
Manor, TX 78653

JEFF 1 LLC  
5001 PLAZA ON THE LATE #200  
Austin, TX 78746

JOHN LIPIKA R & SHERVIN AMBANATTU BABU  
13901 Heartland Dr  
Manor, TX 78653

Juan Chaparro  
14408 Pernella Rd  
Manor, TX 78653

KALE MICHAEL & LASHONDRA M  
14013 HEARTLAND DR  
Manor, TX 78653

Kristine & Matthew Escobedo  
14400 Pernella Rd  
Manor, TX 78653

KURIAN CLEMENT & LIZ MANDAPATHIL  
14004 Heartland Dr  
Manor, TX 78653

LAKE ELIJAH & KANESHA  
14301 HEARTLAND DR  
Manor, TX 78653

LEKCAM Communication LLC  
16404 Marcello Dr  
Pflugerville, TX 78660

LEONARD SCOTT  
13921 Heartland Dr  
Manor, TX 78653

MADHYASTHA SUHASA & ASHRITHA PURADAMANE  
BALACHANDRA  
14309 HEARTLAND DR  
Manor, TX 78653

Mary Clark  
14404 Pernella Rd  
Manor, TX 78653

Masrur Reza, Mustafa Ali Reza Chowdhury, Fauzia Zaman  
14412 Pernella Rd  
Manor, TX 78653

MCCUE KEVIN & BRITTANY BAMBERG  
14033 Heartland Dr  
Manor, TX 78653

Meritage Homes of Texas LLC  
611 S Congress Ave, suite 510  
Austin, TX 78704

Meritage Homes of Texas LLC  
17101 Orinda Lane  
Pflugerville, TX 78660

Monarch Ranch at Manor LLC  
310 Enterprise Dr.  
Oxford, MS 38655

PADILLA ELIAS JOSE  
14308 HEARTLAND DR  
Manor, TX 78653

PERRY HOMES LLC  
PO BOX 34306  
Houston, TX 77234

Roy & Frank Velasquez  
14301 Old Manor-Taylor Rd  
Manor, TX 78653

RUSSELL RACHEL R & WILLIAM B WRIGHT  
14421 HEARTLAND DR  
Manor, TX 78653

RUST CREEK LLC  
9606 OLD MANOR RD #1  
Austin, TX 78724

SAMUEL ANCY & SIJU THOMAS VARGHESE  
14325 HEARTLAND DR  
Manor, TX 78653

SANTIAGO JONA FATIMA P & HONOFRE JOEY  
14017 HEARTLAND DR  
Manor, TX 78653

SG LAND HOLDINGS LLC  
2646 DUPONT DR STE 60 PMB 520  
Irvine, CA 92612

SG LAND HOLDINGS LLC  
2646 DUPONT DR STE 60 PMB 520  
Irvine, CA 92612

SG LAND HOLDINGS LLC  
2646 DUPONT DR STE 60 PMB 520  
Irvine, CA 92612

SNELL TYLER & MATTIE  
13908 HEARTLAND DR  
Manor, TX 78653

SNYDER JACOB ADAM  
13913 HEARTLAND DR  
Manor, TX 78653

SORATHIA BHARGAV  
3472 Fitzsimmons Cmn  
Fremont, CA 94538

SRIHARI FNU & PRIYANKA PUPPALA  
14009 Heartland Dr  
Manor, TX 78653

Stanley & Sandra Voelker  
14401 FM 973 N  
Manor, TX 78653

STEVES DANIEL & JANELLE  
14400 HEARTLAND DR  
Manor, TX 78653

STEWART MARIANNE K & LARRY N  
14300 HEARTLAND DR  
Manor, TX 78653

STONE LEISA M & ZACHARY P  
14413 HEARTLAND DR  
Manor, TX 78653

SUTT DYLAN J  
14104 Heartland Dr  
Manor, TX 78653

THOMPSON MATTHEW  
14505 HEARTLAND DR  
Manor, TX 78653

Timmerman Commercial Investments LP  
501 Vale ST  
Austin, TX 78746

TRIPATHI ANKIT MANI  
14205 HEARTLAND DR  
Manor, TX 78653

UNAL BELGIN & AYHAN  
14320 HEARTLAND DR  
Manor, TX 78653

VALENZUELA MELINDA S & MATTHEW R  
14204 HEARTLAND DR  
Manor, TX 78653

WANG YILI & YUNQING XIA  
14001 HEARTLAND DR  
Manor, TX 78653

WEISS KERMIT R & EMMAGENE  
PO BOX 25  
Manor, TX 78653

WILLIAMS LAURA  
14305 HEARTLAND DR  
Manor, TX 78653

YINGST ALEX BICERA  
13920 Heartland Dr  
Manor, TX 78653

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## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** June 14, 2023

**PREPARED BY:** Scott Dunlop, Director

**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Subdivision Concept for the New Haven, two hundred seventy-eight (278) lots on 90.3 acres, more or less, and being located near the intersection of Gregg In and FM 973, Manor, TX.

*Applicant: Jones Carter*

*Owner: Gregg Lane Dev., LLC*

### BACKGROUND/SUMMARY:

This Concept Plan has been approved by our engineers and is in conformance with the approved New Haven Planned Unit Development zoning. The Concept Plan shows the phases, land uses, and major roadways. Details on lots, minor roadways, drainage, and utilities is part of Preliminary Plat and Construction Plans which are filed later.

The subdivision is planned with 271 residential, 1 commercial lot, 1 utility lot (storage tank site), 2 park lots, and 1 open space lot.

**LEGAL REVIEW:** NO

**FISCAL IMPACT:** NO

**PRESENTATION:** NO

**ATTACHMENTS:** YES

- Concept Plan
- Engineer Comments
- Conformance Letter
- Public Notice
- Mailing Labels

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Subdivision Concept for the New Haven, two hundred seventy-eight (278) lots on 90.3 acres, more or less, and being located near the intersection of Gregg In and FM 973, Manor, TX.

**PLANNING & ZONING COMMISSION:**

Recommend Approval

Disapproval

None

DEVELOPER/LAND OWNER:

GREGG LANE DEV., LLC  
101 PARKLANE BLVD., STE. 102  
SUGAR LAND, TX 77478

ENGINEER/SURVEYOR/PLANNER:



3100 Alvin Devane Boulevard, Suite 150  
Austin, Texas 78741-7425  
(512) 441-9493 (Phone)  
(512) 445-2286 (Fax)

ZONING: SFR

FUTURE LAND USE: NEIGHBORHOOD RESIDENTIAL/RURAL

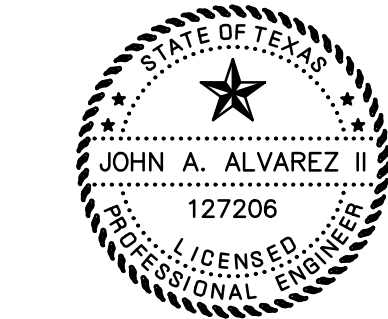
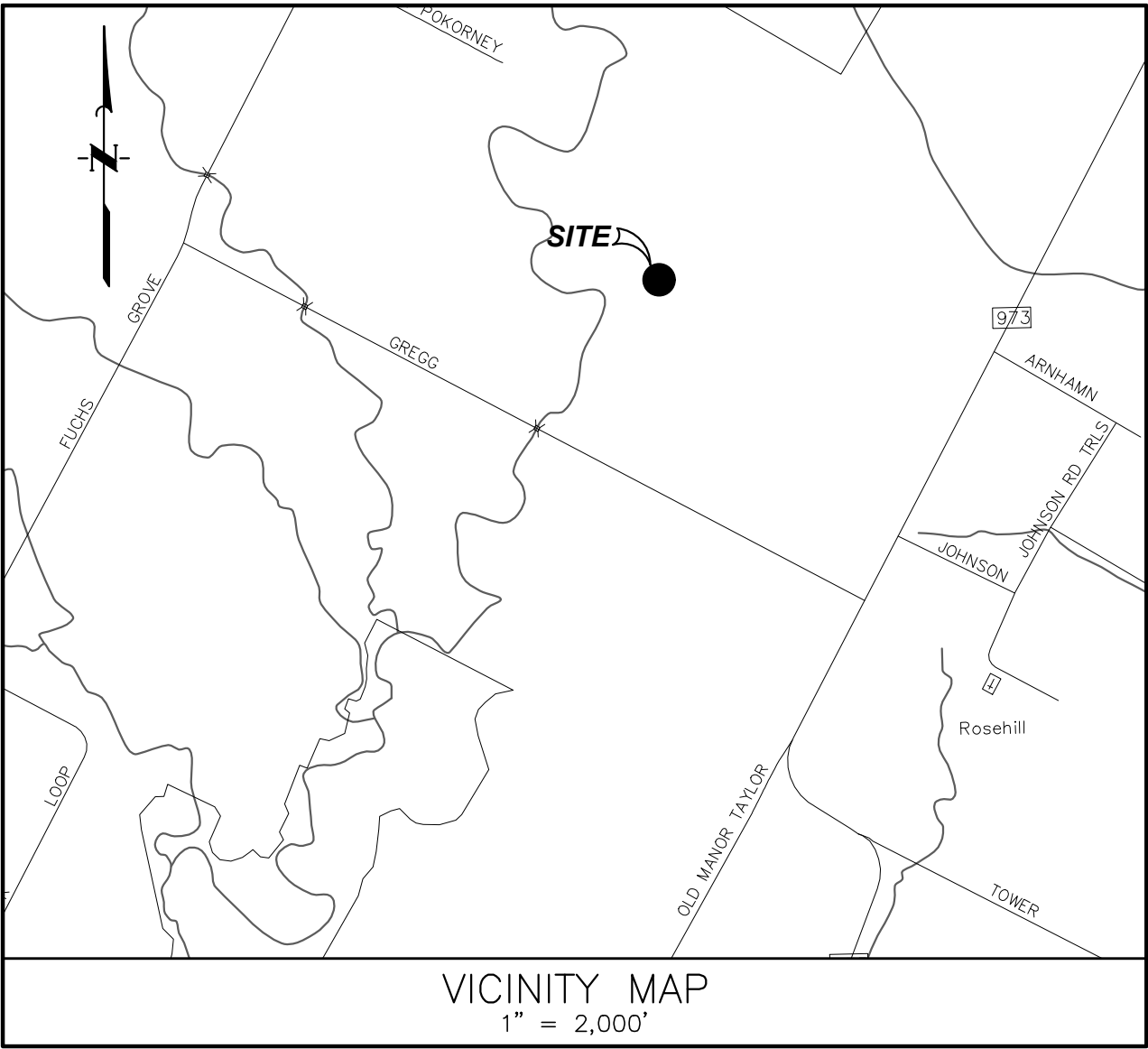
SUBMITTAL DATE: DECEMBER 14, 2021

REVISED DATE: APRIL 2023

PARKLAND NOTE: PARKLAND REQUIREMENTS WILL BE SATISFIED WITH FEE-IN-LIEU

# NEWHAVEN CONCEPT PLAN

CITY OF MANOR, TX NOVEMBER 2022



4/28/2023

*[Signature]*

## INDEX OF DRAWINGS

SHEET #	TITLE
1.	COVER SHEET & INDEX
2.	CONCEPT PLAN

CONSTRUCTION OF NEW HAVEN TRACT WILL BE COMPLETED IN FOUR PHASES AND IS PROPOSED TO BEGIN IN Q3 OF 2023.  
PHASE 1: Q3 OF 2023  
PHASE 2: Q3 OF 2024  
PHASE 3: Q3 OF 2025  
PHASE 4: Q3 OF 2026

THE NEW HAVEN DEVELOPMENT IS ESTIMATED TO GENERATE 6,564 NEW DAILY TRIPS WITH 325 OF THOSE NEW TRIPS OCCURRING DURING THE AM PEAK HOUR, AND 400 NEW TRIPS OCCURRING IN THE PM PEAK HOUR.

NEWHAVEN		
LOT	ACRE	LUE'S
SINGLE FAMILY RESIDENTIAL (271 LOTS)	59.40	271.00
NATURE PRESERVE	12.50	
OPEN SPACE	7.10	
COMMERCIAL	2.50	50.00
UTILITY	2.00	
TRAILS	2.00	
COLLECTOR	4.80	
TOTAL	90.30	321

### CITY OF MANOR ACKNOWLEDGEMENTS

THIS CONCEPT PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_ A.D.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
JULIE LEONARD, CHAIRPERSON LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_ A.D.

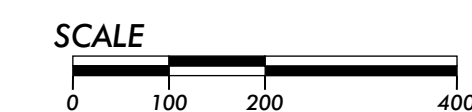
BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
DR. CHRISTOPHER HARVEY LLUVIA T. ALMARAZ,  
MAYOR OF THE CITY OF MANOR, TEXAS CITY SECRETARY



a concept plan for  
**NEWHAVEN**  
± 90.3 ACRES OF LAND  
prepared for  
**ASHTON GREY DEVELOPMENT**



24285 Katy Freeway, Ste. 525  
Katy, Texas 77494  
Tel: 281-810-1422



MTA-78007  
APRIL 25, 2023

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

PRODUCT	PH I	PH II	PH III	PH IV	TOTALS
50'x120'	45 LOTS	43 LOTS	39 LOTS	63 LOTS	190 LOTS
60'x120'	40 LOTS	12 LOTS	29 LOTS		81 LOTS
SUB TOTAL	85 LOTS	55 LOTS	68 LOTS	63 LOTS	271 LOTS



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Tuesday, February 8, 2022

Justin Morris  
Jones Carter  
3100 Alvin Devane Blvd  
Austin 78741  
jmorris@jonescarter.com

Permit Number 2021-P-1395-CP  
Job Address: GREGG LN TX, Manor, TX. 78653

Dear Justin Morris,

The first submittal of the New Haven Concept Plan - Gregg Lane Development (*Concept Plan*) submitted by Jones Carter and received on April 27, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

### Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

- ~~1. The City signature blocks should be included on the Cover Sheet.~~
- ~~2. The proposed development is not currently zoned and needs to be annexed into the City.~~
- ~~3. Pflugerville is misspelled.~~
- 4. The proposed road running along the proposed SF-1 needs to match what is planned by the City and the adjacent development. The proposed alignment of the road appears to go through the buffer requested by the seller. The eastern lot owned by the seller needs to be a minimum of 8 acres. It does not appear that the roadway has been adjusted.**
- 5. Parkland should be provided and shown on the concept plan. Floodplain is not counted towards parkland. Please review Code of Ordinances Chapter 10 Section 48 in the Code of Ordinances for parkland requirements. Provide documentation that City Council has approved the fee in lieu.**
- 6. For the proposed project a minimum of 4.12 contiguous acres of parkland is required. Provide documentation that the fee in lieu has been approved.**
- ~~7. The location map should be to a scale of 1"=2000' and show the area within one (1) mile radius of the proposed subdivision.~~
- ~~8. Please label the elevations on topography in order for the intervals to be verified.~~

~~9. Proposed major categories of land use by acreage should be provided. This includes residential, commercial, open space, parkland.~~

~~10. The proposed number of residential and non-residential lots should be provided along with the estimated number of LUEs for each category of lots and traffic volume to be generated by all proposed development other than single-family residential.~~

**11. Proposed and existing arterial and collector streets to serve the area should be shown on the concept plan.**

~~12. The locations of proposed parks and other public uses should be shown on the concept plan.~~

~~13. A proposed phasing plan should be provided for the project.~~

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA

December 5, 2022

Pauline Gray, P.E.  
Jay Engineering, Division of GBA  
1500 Country Road 269  
Leander, Tx 78641  
PO Box 2029  
Leander, Tx 78646-2029

**RE: New Haven Concept Plan- Gregg Lane Development**

Dear Ms. Gray:

We are submitting a comment response letter to address the comments received regarding the first submittal of the New Haven Concept Plan for compliance with the City of Manor Subdivision Ordinance 263B.

1. The City signature blocks should be included on the Cover Sheet.

[Response: The signature block has been added to the cover sheet.](#)

2. The proposed development is not currently zoned and needs to be annexed into the City.

[Response: The PUD process is currently in progress.](#)

3. Pflugerville is misspelled.

[Response: The spelling of Pflugerville has been corrected in all instances.](#)

4. The proposed road running along the proposed SF-1 needs to match what is planned by the City and the adjacent development. The proposed alignment of the road appears to go through the buffer requested by the seller.

[Response: The roadway alignment has been modified to match the plan by the City and the adjacent development.](#)

5. Parkland should be provided and shown on the concept plan. Floodplain is not counted towards parkland. Please review Code of Ordinances Chapter 10 Section 48 in the Code of Ordinances for parkland requirements.

[Response: Parkland will be provided for via fee in lieu.](#)

6. For the proposed project a minimum of 4.12 contiguous acres of parkland is required.

[Response: Parkland will be provided for via fee in lieu.](#)

7. The location map should be to a scale of 1"=2000' and show the area within one (1) mile radius of the proposed subdivision.

Response: The location map has been updated and scaled on the cover sheet.

8. Please label the elevations on topography in order for the intervals to be verified.

Response: The elevations were added to the concept plan.

9. Proposed major categories of land use by acreage should be provided. This includes residential, commercial, open space, parkland.

Response: A table on the cover sheet was added to show the major categories of land use by acreage.

10. The proposed number of residential and non-residential lots should be provided along with the estimated number of LUEs for each category of lots and traffic volume to be generated by all proposed development other than single-family residential.

Response: The proposed LUEs for each category for each category were provided on the cover sheet. Additionally, the traffic volume is provided on the cover sheet.

11. Proposed and existing arterial and collector streets to serve the area should be shown on the concept plan.

Response: The proposed and existing arterial and collector streets have been shown on the plan.

12. The locations of proposed parks and other public uses should be shown on the concept plan.

Response: Parks will be provided for via fee in lieu and all other uses are being shown.

13. A proposed phasing plan should be provided for the project.

Response: A phasing plan has been outlined on the cover sheet and shown on the concept plan.

#### **END OF REPORT**

If you have any questions or require additional information, please call me at (210) 386-8112.

Sincerely,

John Alvarez, P.E.  
Project Manager

JAA/elc

K:\16759\16759-0007-02 Newhaven Subdivision\Project Management\Correspondence\Out\City of Manor\Concept Plan



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Tuesday, December 27, 2022

Justin Morris  
Jones Carter  
3100 Alvin Devane Blvd  
Austin 78741  
jmorris@jonescarter.com

Permit Number 2021-P-1395-CP  
Job Address: GREGG LN TX, Manor 78653

Dear Justin Morris,

The subsequent submittal of the New Haven Concept Plan - Gregg Lane Development submitted by Jones Carter and received on April 27, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

#### Engineer Review

The following comments have been provided by Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

- ~~1. The City signature blocks should be included on the Cover Sheet.~~
- ~~2. The proposed development is not currently zoned and needs to be annexed into the City.~~
- ~~3. Pflugerville is misspelled.~~
- 4. The proposed road running along the proposed SF-1 needs to match what is planned by the City and the adjacent development. The proposed alignment of the road appears to go through the buffer requested by the seller. The eastern lot owned by the seller needs to be a minimum of 8 acres. It does not appear that the roadway has been adjusted.**
- 5. Parkland should be provided and shown on the concept plan. Floodplain is not counted towards parkland. Please review Code of Ordinances Chapter 10 Section 48 in the Code of Ordinances for parkland requirements. Provide documentation that City Council has approved the fee in lieu.**
- 6. For the proposed project a minimum of 4.12 contiguous acres of parkland is required. Provide documentation that the fee in lieu has been approved.**

~~7. The location map should be to a scale of 1"=2000' and show the area within one (1) mile radius of the proposed subdivision.~~

~~8. Please label the elevations on topography in order for the intervals to be verified.~~

~~9. Proposed major categories of land use by acreage should be provided. This includes residential, commercial, open space, parkland.~~

~~10. The proposed number of residential and non-residential lots should be provided along with the estimated number of LUEs for each category of lots and traffic volume to be generated by all proposed development other than single-family residential.~~

**11. Proposed and existing arterial and collector streets to serve the area should be shown on the concept plan.**

~~12. The locations of proposed parks and other public uses should be shown on the concept plan.~~

~~13. A proposed phasing plan should be provided for the project.~~

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at [pgray@gbateam.com](mailto:pgray@gbateam.com).

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA

April 26, 2023

Pauline Gray, P.E.  
Jay Engineering, Division of GBA  
1500 Country Road 269  
Leander, Tx 78641  
PO Box 2029  
Leander, Tx 78646-2029

**RE: New Haven Concept Plan- Gregg Lane Development 2021-P-1395-CP**

Dear Ms. Gray:

We are submitting a comment response letter to address the comments received regarding the second submittal of the New Haven Concept Plan for compliance with the City of Manor Subdivision Ordinance 263B.

1. The proposed road running along the proposed SF-1 needs to match what is planned by the City and the adjacent development. The proposed alignment of the road appears to go through the buffer requested by the seller. The eastern lot owned by the seller needs to be a minimum of 8 acres. It does not appear that the roadway has been adjusted.

[Response: The roadway alignment has been modified to match the request by the City to have the eastern lot of 8 acres.](#)

2. Parkland should be provided and shown on the concept plan. Floodplain is not counted towards parkland. Please review Code of Ordinances Chapter 10 Section 48 in the Code of Ordinances for parkland requirements. Provide documentation that the City Council has approved the fee in lieu.

[Response: Parkland will be provided for via fee in lieu as per approved Development Agreement on April 19, 2023.](#)

3. For the proposed project a minimum of 4.12 contiguous acres of parkland is required. Provide Documentation that the fee in lieu has been approved.

[Response: Parkland will be provided for via fee in lieu as per approved Development Agreement on April 19, 2023. Below is the snippet for parkland section in the Newhaven development Agreement.](#)

**4.07. Parkland/Open Space.**

To satisfy the City Rules, the Project will pay a fee-in-lieu of parkland dedication in the amount of \$550.00 per residential lot. In addition to the City Rules, and in exchange for the City's consideration of the PUD and PID, the Developer has agreed that the Project will also contain various parks, open space, trails and a nature preserve, as generally shown in **Exhibit "D"** (the **"Public Amenities"**). Developer shall grant to the City a Public Access Easement in a form agreed upon by the Parties upon the City's approval of the final plat for the portion of the Property in which the applicable Public Amenities are contained. All Public Amenities shall be maintained by the Developer or the Owner's Association.


4. Proposed and existing arterial and collector streets to serve the area should be shown on the concept plan.

**Response:** The proposed collector and existing arterial (Gregg Lane) have been shown on the plan and labeled.

**END OF REPORT**

If you have any questions or require additional information, please call me at (210) 386-8112.

Sincerely,



John Alvarez, P.E.  
Project Manager

JAA/FR

K:\16759\16759-0007-02 Newhaven Subdivision\Project Management\Correspondence\Out\City of Manor\Concept Plan



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Wednesday, May 10, 2023

Justin Morris  
Jones Carter  
3100 Alvin Devane Blvd  
Austin 78741  
jmorris@jonescarter.com

Permit Number 2021-P-1395-CP  
Job Address: GREGG LN TX, Manor 78653

Dear Justin Morris,

We have conducted a review of the concept plan for the above-referenced project, submitted by Justin Morris and received by our office on April 27, 2023, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

**Please submit a hard copy of the Concept Plan to Scott Dunlop at the City of Manor for signatures. A copy of the signed Concept Plan will be uploaded under project files on the my permit now website.**

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads 'Pauline M. Gray'.

Pauline Gray, P.E.  
Lead AES  
GBA



5/31/2023

## City of Manor Development Services

# Notification for a Subdivision Concept Plan

Project Name: New Haven Concept Plan - Gregg Lane Development  
 Case Number: 2021-P-1395-CP  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Concept Plan for New Haven located near the intersection of Gregg Ln and FM 973, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Subdivision Concept for the New Haven, two hundred seventy-eight (278) lots on 90.3 acres, more or less, and being located near the intersection of Gregg Ln and FM 973, Manor, TX.**

***Applicant: Jones Carter***

***Owner: Gregg Lane Dev., LLC***

The Planning and Zoning Commission will meet at 6:30PM on June 14, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Subdivision Concept Plan has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

ENFIELD PARTNERS LLC ETAL  
(1793955)  
2303 CAMINO ALTO  
AUSTIN TX 78746-2404

PEARCE HELEN LUCILLE LIFE  
ESTATE (1879647)  
15701 ANDERSON RD  
MANOR TX 78653-3580

DEARING HARRY LEONARD JR  
(1499099)  
71 INDIAN CLOVER DR  
THE WOODLANDS TX 77381-2590

PFLUGERVILLE ISD (244029)  
PO BOX 589  
PFLUGERVILLE TX 78691-0589

BOARD OF TRUSTEES OF THE  
MANOR (1680502)  
% DENNIS ANDERSON ETAL

LUTZ JAMES T & ALEXANDRA  
CARRILLO (233410)  
14812 FM 973 N

GAB MANOR LLC (1895124)  
4517 THREE ARROWS CT  
CEDAR PARK TX 78613

AQUA WATER SUPPLY CORP  
(533815)  
PO BOX P  
BASTROP TX 78602-1989



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** June 14, 2023

**PREPARED BY:** Scott Dunlop, Director

**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Subdivision Preliminary Plat for the Entrada Glen Apartments, three (3) lots on 13.22 acres, more or less, and being located at the intersection of Gregg Manor Road and W Parsons Street, Manor, TX.

*Applicant: Carney Engineering, PLLC*

*Owner: Carney Engineering, PLLC*

### BACKGROUND/SUMMARY:

This Preliminary Plat has been approved by our engineers. The plat contains three lots: Lot 1 is zoned MF-2 with a proposed multi-family development, Lot 2 is 1.73 acre C-1 Light Commercial tract, and Lot 3 is remainder area along the West Eggleston Street extension where a 30' utility easement is located. This plat also include the right-of-way for the W. Eggleston St. extension that will connect it to the newly extended Gregg Manor Road.

**LEGAL REVIEW:** NO

**FISCAL IMPACT:** NO

**PRESENTATION:** NO

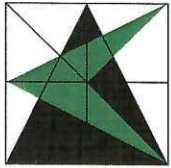
**ATTACHMENTS:** YES

- Summary Letter
- Preliminary Plat
- Engineer Comments
- Conformance Letter
- Public Notice
- Mailing Labels

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Subdivision Preliminary Plat for the Entrada Glen Apartments, three (3) lots on 13.22 acres, more or less, and being located at the intersection of Gregg Manor Road and W Parsons Street, Manor, TX.

**PLANNING & ZONING COMMISSION:** Recommend Approval Disapproval None



**CARNEY**  
ENGINEERING, PLLC  
EXPECT EXCELLENCE

**SUMMARY LETTER**  
**LAS ENTRADA SOUTH SECTION 4 MANOR**  
**ENTRADA GLEN APARTMENTS**  
**MANOR, TEXAS**  
**January 22, 2023**

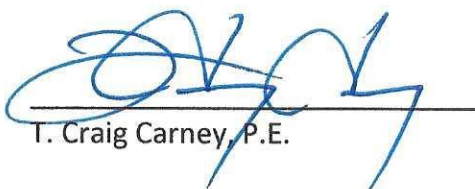
The 13.22-acre site is located at the southeast quadrant of proposed Gregg Manor Road and the proposed Eggleston Street extension. A total of 378 apartment units are planned.

Gregg Manor Road is being designed and constructed by others. It will have a 90-ft ROW and 40-ft (back of curb to back of curb) of 40-ft with a concrete paving section. New domestic water line (8-inch) and sanitary sewer line (8-inch) will be installed with the Gregg Manor ROW. Stub-outs will be provided on the east side of Gregg Manor which will provide service to the apartment site. A drainage system consisting of RCP drainage pipe and curb inlets will also be installed.

The Eggleston Street extension will have a 80-ft ROW with asphalt pavement section. A 12-inch water line is on the north side of Eggleston. A connection will be made to this water line to complete the looped system. A drainage system will also be installed within the ROW.

A fee will be paid in-lieu of park land dedication

**CARNEY ENGINEERING, PLLC**  
TBPE Firm No. F-5033

  
T. Craig Carney, P.E.



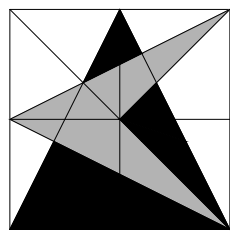
PRELIMINARY PLAT  
FOR  
*LAS ENTRADAS SOUTH SECTION 4 MANOR*

GREGG MANOR ROAD  
MANOR, TEXAS 78653

PLAN SUBMITTAL/REVIEW LOG:

1ST SUBMITTAL TO CITY	01/23/2023
2ND SUBMITTAL TO CITY	04/12/2023

ENGINEER:

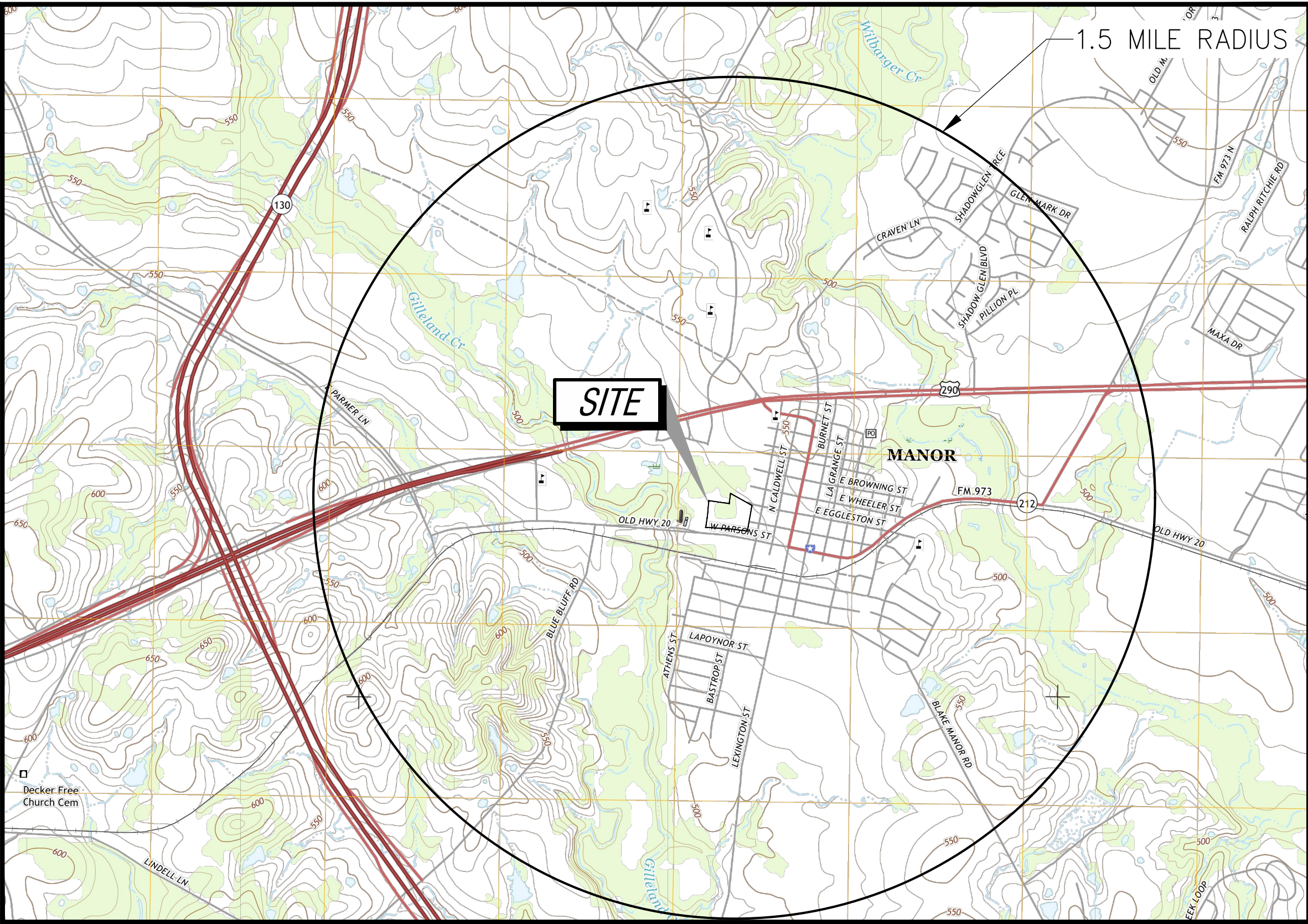


CARNEY  
ENGINEERING,  
PLLC.  
5465 LEGACY DRIVE, SUITE 650  
PLANO, TEXAS 75024  
PH (469) 443-0861  
FAX (469) 443-0863

OWNER:

MANOR MF LLC  
178 FIRSTFIELD ROAD SUITE 203  
GAITHERSBURG MD 20878  
CONTACT: SUSHIL MEHTA

LEGAL DESCRIPTION - BEING 13.2177 ACRES OF LAND SITUATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALL 105.170 ACRE TRACT OF LAND AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO LAS ENTRADAS DEVELOPMENT CORPORATION AND RECORDED IN DOCUMENT NO. 2007002485, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



SITE INFO  
ACREAGE - 9.83 ac  
CURRENT ZONING - MF-2

VICINITY MAP

1"=2,000'

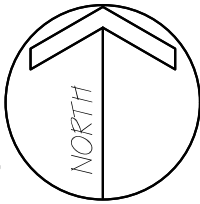
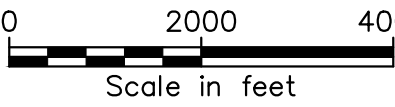


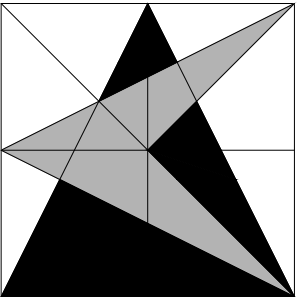
TABLE OF CONTENTS

C-1	COVER SHEET	4 WARD SURVEYING
PRELIMINARY PLAT PAGE 1		
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C-3	OVERALL PRELIMINARY PLAN	
C-4	EXISTING & PROPOSED DRAINAGE AREA MAPS	
C-5	INLET DRAINAGE AREA PLAN	
C-6	UTILITY PLAN	

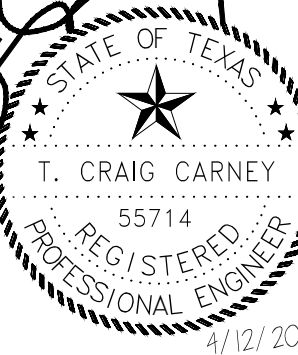
LAS ENTRADAS SOUTH SECTION 4 MANOR  
PRELIMINARY PLAN  
CITY OF MANOR  
TRAVIS COUNTY, TEXAS

COVER SHEET

PRELIMINARY PLAT - 04/12/2023



CARNEY  
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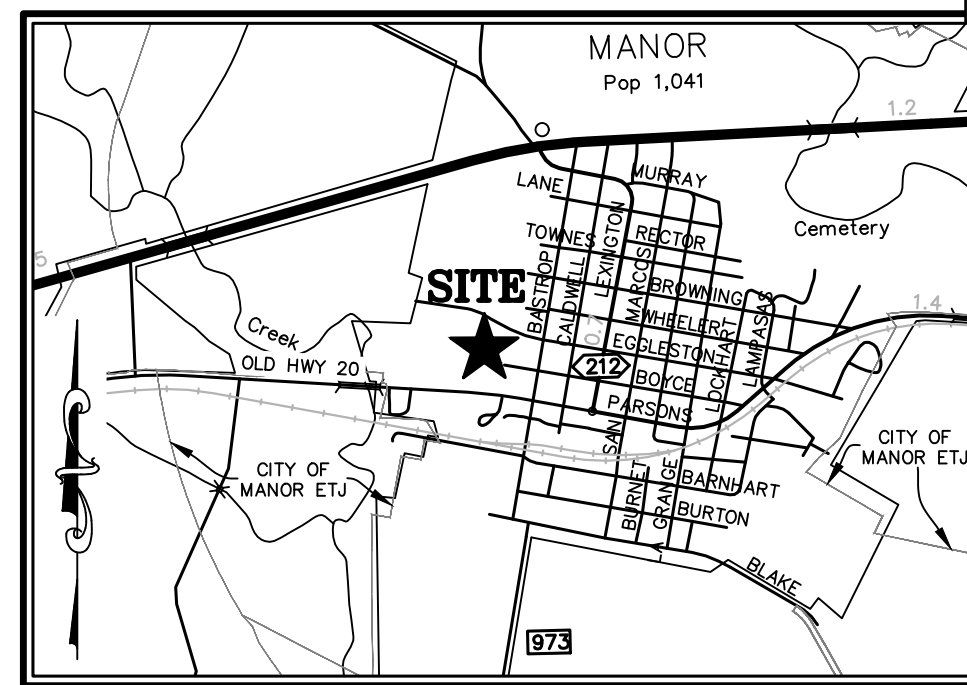


TBPE FIRM REGISTRATION NO. F-5033

DRAWN BY:	BGH
CHECKED BY:	BFB
START DATE:	08/17/2022
SCALE:	SEE PLAN
PROJECT NO.:	2068-220

SHEET

C-1



SCALE: 1" = 2000'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
([L3])	S12°15'00"W	115.00'
({L3})	S12°15'W	114.39'

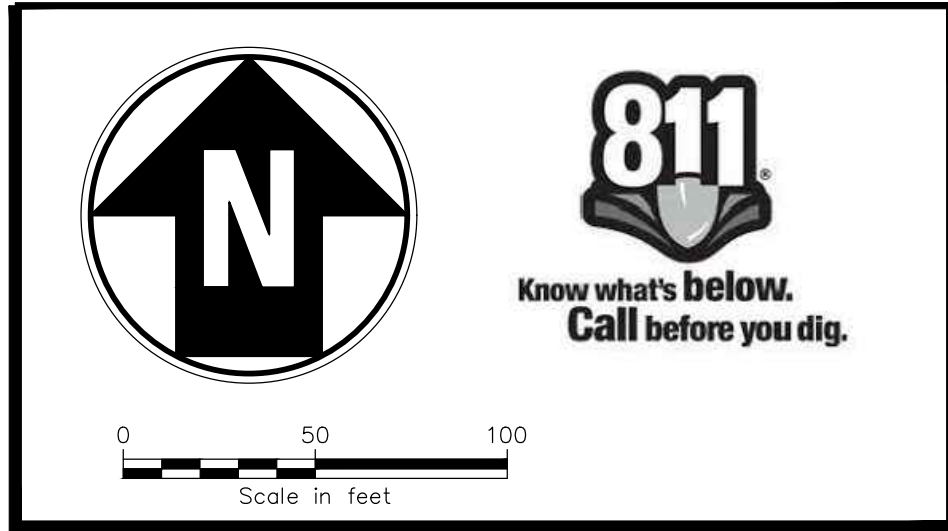
CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	645.00'	148.57'	13°11'52"	N01°07'11"W	148.24'
C2	645.00'	7.74'	0°41'16"	N05°08'07"E	7.74'
C3	645.00'	140.83'	12°30'36"	N01°27'49"W	140.55'
C4	15.00'	22.57'	86°12'40"	N40°47'32"E	20.50'
C5	274.98'	69.67'	14°30'58"	S88°50'39"E	69.48'
C6	274.98'	101.50'	21°08'55"	S71°00'43"E	100.92'
C7	274.98'	40.85'	8°30'45"	N77°19'48"W	40.82'
C8	274.98'	60.65'	12°38'14"	N66°45'18"W	60.53'
C9	324.98'	58.93'	10°23'22"	S65°37'56"E	58.85'
C10	15.01'	23.25'	88°46'04"	S52°04'39"E	20.99'
C11	324.98'	84.43'	14°53'06"	S89°01'43"E	84.19'
C12	324.98'	119.95'	21°08'55"	S71°00'43"E	119.27'
C13	274.98'	42.09'	8°46'15"	S64°49'22"E	42.05'



**4WARD**  
Land Surveying  
A Limited Liability Company

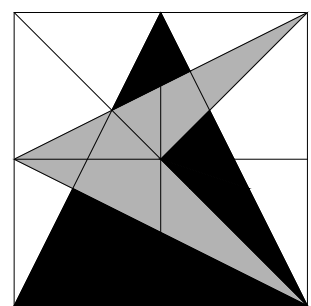
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Project:	01517
Scale:	1" = 100'
Reviewer:	PRE
Tech:	CC
Field Crew:	JC/FH
Survey Date:	SEP. 202
Sheet:	1 OF 2

PROPERTY ID	GEO ID	OWNER NAME	PROPERTY ADDRESS	CITY/STATE/ZIP	MAILING ADDRESS (IF DIFFERENT)	CITY/STATE/ZIP	PROPERTY ID	GEO ID	OWNER NAME	PROPERTY ADDRESS	CITY/STATE/ZIP	MAILING ADDRESS (IF DIFFERENT)	CITY/STATE/ZIP
956726	235592202	MANOR APARTMENTS LLC	GREGG MANOR RD	MANOR TX 78653	4600 TRIANGLE AVE #6102	AUSTIN TX 78751-3509	238646	235591305	DESH JR LLC	309 PARSONS ST	MANOR TX 78653	4419 RAMSEY AVE	AUSTIN TX 78756-3208
820830	237570201	LAS ENTRADAS DEVELOPMENT	US HY 290	MANOR TX 78653	9900 US HIGHWAY 290 E	MANOR TX 78653-9720	238643	235591302	DAVIS HATTIE MAE	306 BOYCE ST	MANOR TX 78653	PO BOX 229	MANOR TX 78653-0229
236851	234600803	LAS ENTRADAS DEVELOPMENT	11616 US HY 290	MANOR TX 78653	9900 US HIGHWAY 290 E	MANOR TX 78653-9720	500833	235590908	EASLEY LENORA	309 W BOYCE ST	MANOR TX 78653	PO BOX 734	MANOR TX 78653-0734
238641	235591212	LIONS CLUB OF MANOR INC	429 PARSONS ST	MANOR TX 78653	PO BOX 88	MANOR TX 78653-0088	238618	235590907	EASLEY LENORA	307 W BOYCE ST	MANOR TX 78653		
238638	235591209	LI JULIE	PARSONS ST	MANOR TX 78653	24431 CAVENDISH AVE W	NOVIL M 48375-2358	238617	235590906	BUSH KAITANYA L	305 W BOYCE ST	MANOR TX 78653	PO BOX 218	MANOR TX 78653-0218
377642	235591213	BURNS MEMORIAL TEMPLE	413 W PARSONS ST	MANOR TX 78653	PO BOX 1061	MANOR TX 78653-1061	238612	235590902	TAYLOR FLOYD ROY ETAL	306 EGGLESTON ST	MANOR TX 78653	7010 BLESSING	AUSTIN TX 78752-3316
238632	235591204	WILSON JOETTA	411 W PARSONS ST	MANOR TX 78653			238611	235590901	FIELD MARY R ETAL	310 EGGLESTON ST	MANOR TX 78653	PO BOX 184	MANOR TX 78653-0184
238631	235591203	HEIN ROBERT	409 W PARSONS ST	MANOR TX 78653			238598	235590608	SEPECO	EGGLESTON ST	MANOR TX 78653	PO BOX 170309	AUSTIN TX 78717-0019
238630	235591202	MILLIGAN FINISH	409 PARSONS ST	MANOR TX 78653	3811 LIBERTY SQUARE TRL	FRESNO TX 77545-8817	708857	235590609	BOWEN BRADLEY & PAULA	307 EGGLESTON ST	MANOR TX 78653	18109 WHITEWATER CV	ROUND ROCK TX 78681-3594
238640	235591211	TRAVIS COUNTY EMERGENCY	PARSONS ST	MANOR TX 78653	PO BOX 846	MANOR TX 78653-0846	238597	235590607	BOWEN BRADLEY & PAULA	309 EGGLESTON ST	MANOR TX 78653	18109 WHITEWATER CV	ROUND ROCK TX 78681-3594
238629	235591201	TRAVIS COUNTY EMERGENCY	405 W PARSONS ST	MANOR TX 78653	PO BOX 846	MANOR TX 78653-0846	238614	235590904	BOWEN BRADLEY & PAULA	201 N BASTROP ST	MANOR TX 78653	18109 WHITEWATER CV	ROUND ROCK TX 78681-3594
238639	235591210	CRUMLEY GILBERT & ESSIE	PARSONS ST	MANOR TX 78653	PO BOX 170309	AUSTIN TX 78717-0019	238588	235590601	NEWSOME FLORENCE ET AL	310 WHEELER ST	MANOR TX 78653	PO BOX 133	MANOR TX 78653-0133
238647	235591306	RIOJAS SANTIAGO & IRASEMA	309 PARSONS ST	MANOR TX 78653	PO BOX 885	MANOR TX 78653-0885	238590	235590602	GARCIA EPIFANIO DELGADO & MARIBEL DELGADO HUERTA	306 WHEELER ST	MANOR TX 78653	5503 HIBISCUS	AUSTIN TX 78724-3328
238642	235591301	MIMS MICHAEL L & BEVERLY R	308 BOYCE ST	MANOR TX 78653	PO BOX 447	MANOR TX 78653-0447	238591	235590603	BORREGO MARTHA IRENE	304 W WHEELER ST	MANOR TX 78653		
568094	235591619	MIRAMONTES MANUEL TORRES & HELEN JUDITH BAILEY-TORRES	430 W PARSONS ST	MANOR TX 78653			238593	235590604	LOGGINS RAYDELL	302 WHEELER ST	MANOR TX 78653	PO BOX 47	MANOR TX 78653-0047
238672	235591603	JONES SAMUEL DELLIR & RACHEL	428 PARSONS ST	MANOR TX 78653	PO BOX 416	MANOR TX 78653-0416	238594	235590605	AAA FIRE & SAFETY EQUIPMENT CO INC	EGGLESTON ST	MANOR TX 78653	PO BOX 16401	AUSTIN TX 78761-6401
238673	235591604	CARBAJOL FELIPE H & ISABEL ORTUÑO	PARSONS ST	MANOR TX 78653	PO BOX 214	MANOR TX 78653-0214	238613	235590903	CABELLO PEDRO & ERICA CABELLO	209 N BASTROP ST	MANOR TX 78653	209 N BASTROP ST	MANOR TX 78653-0384
238675	235591606	MANOR I S D	PARSONS ST	MANOR TX 78653	PO BOX 359	MANOR TX 78653-0359	238616	235590905	GUERRERO JULIO & CYNTHIA	303 W BOYCE ST	MANOR TX 78653	PO BOX 142265	AUSTIN TX 78714-2265
238678	235591609	AL NOOR MUSLIM COMMUNITY CENTER OF MANOR	PARSONS ST	MANOR TX 78653	900 Low Brim Cv	Pflugerville TX 78660-4797	238644	235591303	DUVALL NOVELLA P	302 BOYCE ST	MANOR TX 78653	PO BOX 654	MANOR TX 78653-0654
238677	235591608	AL NOOR MUSLIM COMMUNITY CENTER OF MANOR	PARSONS ST	MANOR TX 78653	900 Low Brim Cv	Pflugerville TX 78660-4797	238645	235591304	HERRERA JUAN CARLOS & MARIA D	107 N BASTROP ST	MANOR TX 78653		
238674	235591605	AL NOOR MUSLIM COMMUNITY CENTER OF MANOR	PARSONS ST	MANOR TX 78653	900 Low Brim Cv	Pflugerville TX 78660-4797	238692	235591706	SAMUDIO FAUSTINO	PARSONS ST	MANOR TX 78653	PO BOX 28	MANOR TX 78653-0028
238679	235591610	CASIMIRO MILDRED	412 PARSONS ST	MANOR TX 78653			238691	235591705	SALAZAR JOSE CIPRIANO & LIGANDA GONZALEZ	PARSONS ST	MANOR TX 78653	PO BOX 164	MANOR TX 78653-0164
238681	235591612	OKORO CHIAMO	408 PARSONS ST	MANOR TX 78653	3101 E 12TH ST UNIT D-4	AUSTIN TX 78702-2526	238690	235591703	DE LEON CARMEN P	PARSONS ST	MANOR TX 78653	PO BOX 81	MANOR TX 78653-0081
238680	235591611	OKORO CHIAMO	PARSONS ST	MANOR TX 78653	3101 E 12TH ST UNIT D-4	AUSTIN TX 78702-2526	238689	235591702	REYES MARY A & ROBERT H	308 PARSONS ST	MANOR TX 78653	PO BOX 344	MANOR TX 78653-0344
238682	235591613	SMITH AUDREY B	PARSONS ST	MANOR TX 78653	10304 IVY JADE	SCHERTZ TX 78154-6255	238688	235591701	CITY OF MANOR	PARSONS ST	MANOR TX 78653	105 E EGGLESTON ST	MANOR TX 78653-3463
238683	235591614	BURNS ELBERT R ETAL	404 W PARSONS ST	MANOR TX 78653	PO BOX 413	MANOR TX 78653-0413	238687	235591618	CITY OF MANOR	PARSONS ST	MANOR TX 78653	105 E EGGLESTON ST	MANOR TX 78653-3463
238684	235591615	RIOJAS ORALIA GARZA	310 PARSONS ST	MANOR TX 78653	PO BOX 89	MANOR TX 78653-0089	238685	235591616	CITY OF MANOR	402 W PARSONS ST	MANOR TX 78653	105 E EGGLESTON ST	MANOR TX 78653-3463

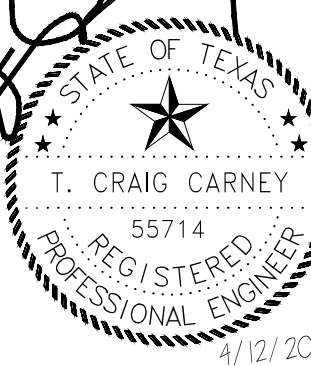


LAS ENTRADAS SOUTH SECTION 4 MANOR  
PRELIMINARY PLAN  
CITY OF MANOR  
TRAVIS COUNTY, TEXAS

EXISTING CONDITIONS PLAN  
PRELIMINARY PLAT - 04/12/2023

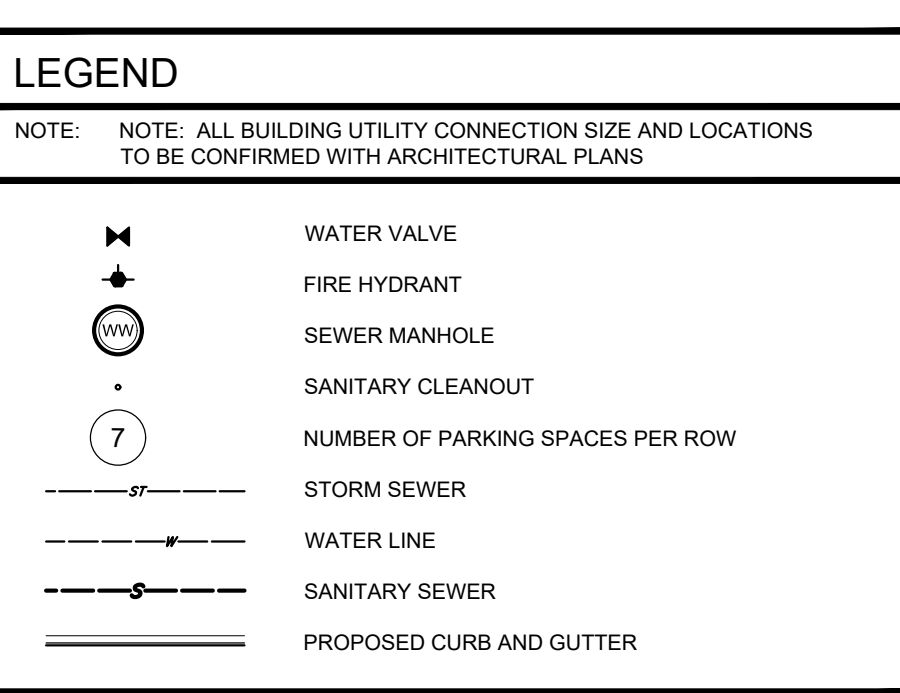


CARNEY  
ENGINEERING,  
PLLC.  
5465 LEGACY DRIVE, SUITE 650  
PLANO, TEXAS 75024  
PH (469) 443-0861  
FAX (469) 443-0863



TYPE FIRM REGISTRATION NO. F-5033

DRAWN BY: BGF  
CHECKED BY: BFB  
START DATE: 08/17/2022  
SCALE: SEE PLAN  
PROJECT NO.: 2068-220



SITE INFORMATION

UNIT MIX:

EFFICIENCY UNITS	18
ONE BED/ONE BATH	108
TWO BED/TWO BATH	72
THREE BED/TWO BATH	18

PARKING REQUIRED:

EFFICIENCY UNITS	01.5 PER	27
ONE BED/ONE BATH	01.5 PER	162
TWO BED/TWO BATH	02 PER	144
THREE BED/TWO BATH	02.5 PER	45

TOTAL PARKING REQUIRED 378

TOTAL PARKING PROVIDED 387

SURFACE PARKING PROVIDED 335

GARAGE PARKING PROVIDED 48

CARPOT PARKING PROVIDED 40

COVERED EV CHARGING PARKING PROVIDED 4

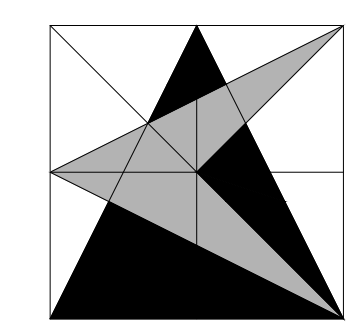
PARKING SPACE DIMENSIONS – 9' x 20'

DRIVE AISLES – 26' CLEAR

MAXIMUM SPACES BEFORE L.S. ISLAND – 10

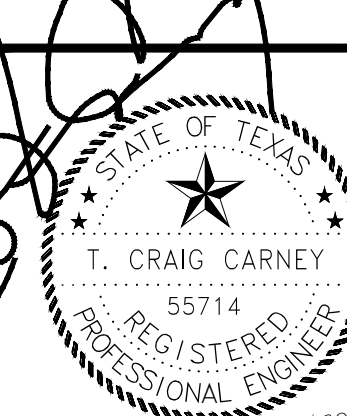
LAS ENTRADAS SOUTH SECTION 4 MANOR  
PRELIMINARY PLAN  
CITY OF MANOR  
TRAVIS COUNTY, TEXAS

# OVERALL PRELIMINARY PLAN



CARNEY  
ENGINEERING,  
PLLC.

5465 LEGACY DRIVE, SUITE 650  
Plano, Texas 75024  
PH (469) 443-0861  
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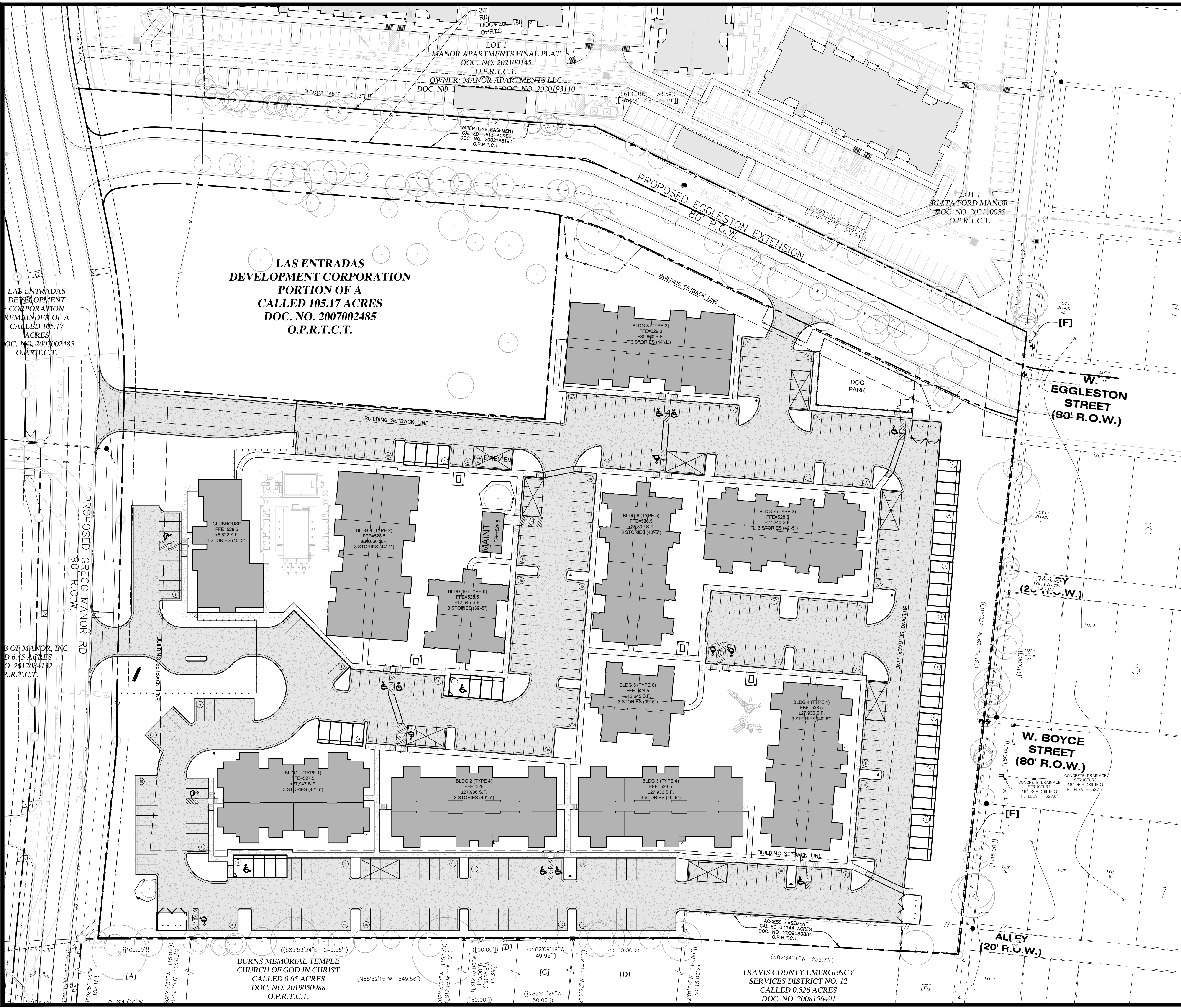


4/12/20  
TBPE FIRM REGISTRATION NO: F-5033

DRAWN BY: BGH  
CHECKED BY: BFB  
START DATE: 08/17/2022  
SCALE: SEE PLAN  
PROJECT NO.: 2068-220

SHEET

**C-3**

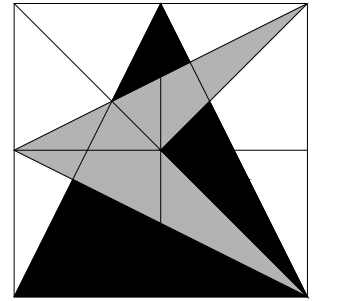




LAS ENTRADAS SOUTH SECTION 4 MANOR  
PRELIMINARY PLAN  
CITY OF MANOR  
TRAVIS COUNTY, TEXAS

INLET DRAINAGE  
AREA PLAN

PRELIMINARY PLAT - 04/12/2023

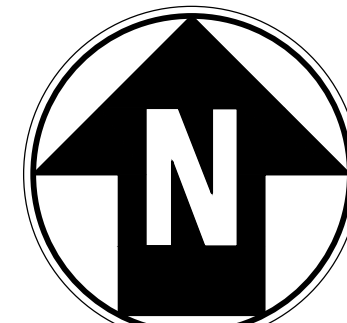


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PLANO, TEXAS 75024  
PH (469) 443-0861  
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DRAWN BY: BGH  
CHECKED BY: BFB  
START DATE: 08/17/2022  
SCALE: SEE PLAN  
PROJECT NO.: 2068-220

C-5

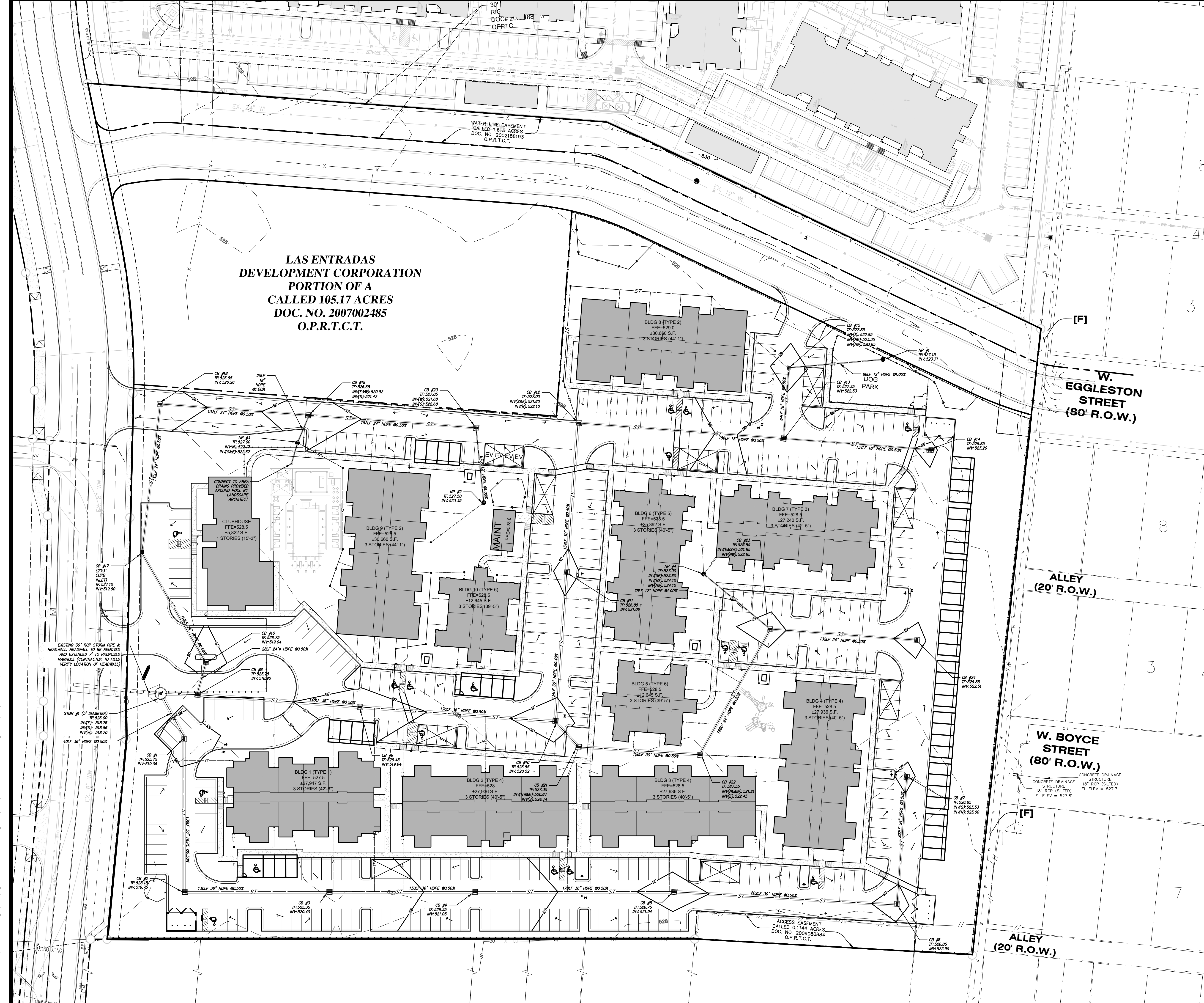


LEGEND

NOTE: ALL BUILDING UTILITY CONNECTION SIZE AND LOCATIONS TO BE CONFIRMED WITH ARCHITECTURAL PLANS

- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- DOUBLE SANITARY CLEANOUT
- NUMBER OF PARKING SPACES PER ROW
- STORM SEWER
- WATER LINE
- SANITARY SEWER
- PROPOSED CURB AND GUTTER

LAS ENTRADAS  
DEVELOPMENT CORPORATION  
PORTION OF A  
CALLED 105.17 ACRES  
DOC. NO. 2007002485  
O.P.R.T.C.T.



File Name: V:\projects\2023\2068-220\_Carney\Drawings\CD\Drainage\InletArea.dwg Plot Date: 4/12/2023 1:58:14 PM Plot Device: D:\AutoCAD\2023\AutoCAD.dwg Plot Style: - - - Plotted by: J. Carney



0 40 80  
Scale in feet

### LEGEND

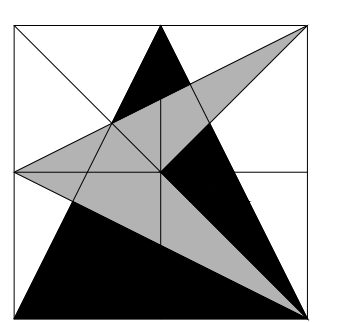
NOTE: ALL BUILDING UTILITY CONNECTION SIZE AND LOCATIONS TO BE CONFIRMED WITH ARCHITECTURAL PLANS

- WATER VALVE
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- STORM SEWER
- WATER LINE
- SANITARY SEWER
- PROPOSED CURB AND GUTTER

## LAS ENTRADAS SOUTH SECTION 4 MANOR PRELIMINARY PLAN CITY OF MANOR TRAVIS COUNTY, TEXAS

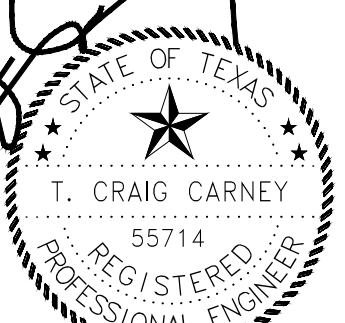
### UTILITY PLAN

PRELIMINARY PLAT - 04/12/2023



**CARNEY  
ENGINEERING,  
PLLC.**

5465 LEGACY DRIVE, SUITE 650  
PLANO, TEXAS 75024  
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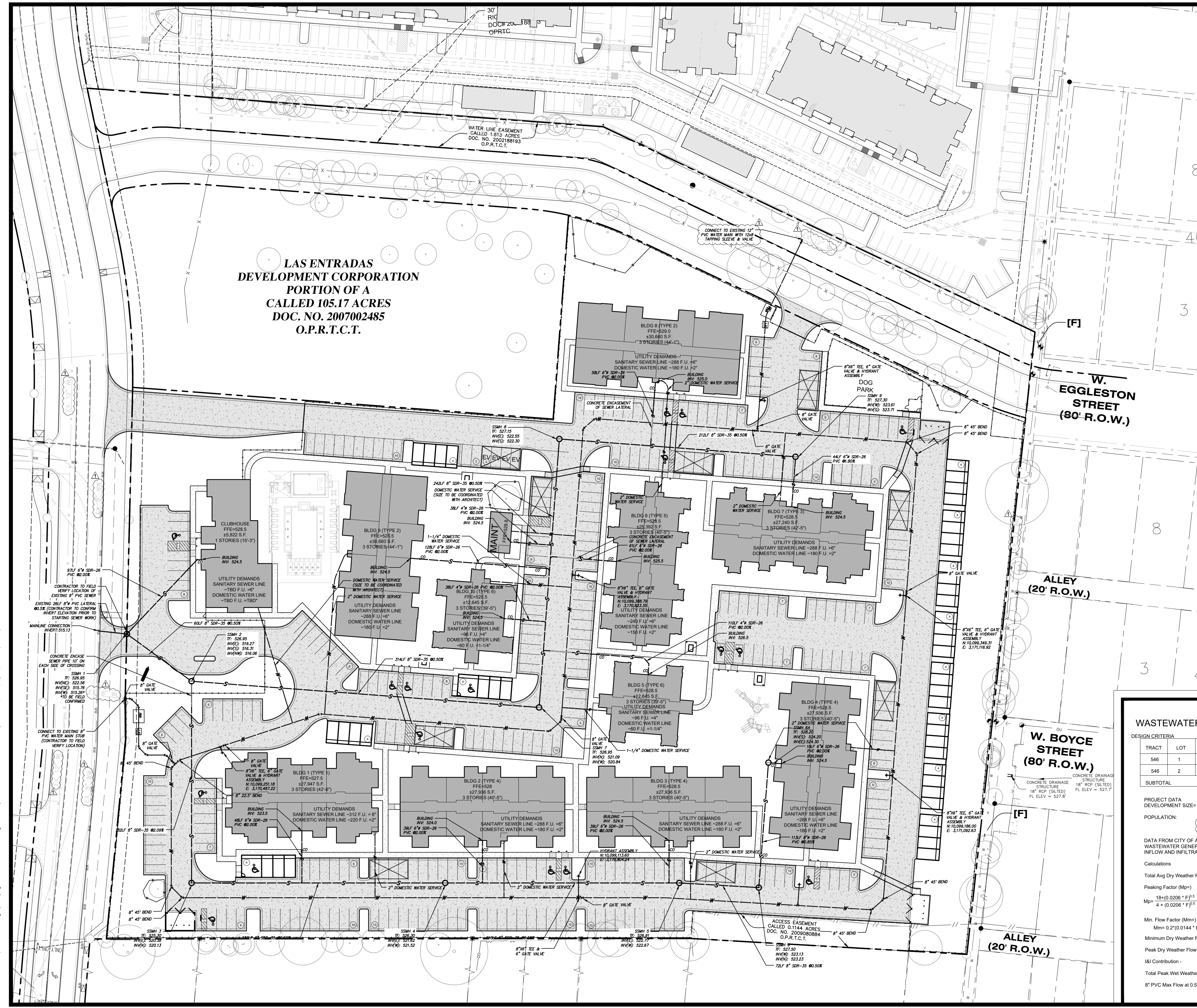


4/12/2023  
TBE FIRM REGISTRATION NO. F-5033

DRAWN BY: BGH  
CHECKED BY: BFB  
START DATE: 08/17/2022  
SCALE: SEE PLAN  
PROJECT NO.: 2068-220

C-6

## LAS ENTRADAS DEVELOPMENT CORPORATION PORTION OF A CALLED 105.17 ACRES DOC. NO. 2007002485 O.P.R.T.C.T.



### WASTEWATER CAPACITY/LUE CALCULATIONS

DESIGN CRITERIA

TRACT	LOT	AREA	USE	BUILDING AREA	UNITS	LUE CONVERSION	EQUIVALENT LUE
546	1	9,821	MULTI-FAMILY		216	0.5 UNIT / LUE	108
546	2	1,747	RETAIL	19,000 SF		1,660 SF / LUE	11
SUBTOTAL		Ac.		19,000 SF	216		119

PROJECT DATA  
DEVELOPMENT SIZE= 11.57 ACRES

POPULATION:  
LUE'S 119  
PEOPLE PER LUE 3.5  
TOTAL POP 417

DATA FROM CITY OF AUSTIN UTILITY CRITERIA MANUAL  
WASTEWATER GENERATION = 70 gal/person/day  
INFLOW AND INFILTRATION = 750 Gal/Acre/Day

Calculations  
Total Avg Dry Weather Flow (F) = 29,190 Gal / day or 20.27 gpm

Peaking Factor (Mpe)  
Mpe =  $18 \times (0.0206 \times F)^{0.5}$   
4 =  $(0.0206 \times F)^{0.5}$   
4.0552 Unitless

Min. Flow Factor (Mme)  
Mme =  $0.2 \times (0.0144 \times F)^{0.188}$   
0.1567 Unitless

Minimum Dry Weather Flow = 5,546.10 Gal / day or 3.850 gpm = 0.01 cfs

Peak Dry Weather Flow = 109,170.60 Gal / day or 75.81 gpm = 0.17 cfs

I&I Contribution = 8,676.68 Gal / day or 6.03 gpm = 0.013 cfs

Total Peak Wet Weather Flow = 117,847.28 Gal / day or 81.84 gpm = 0.18 cfs  
8" PVC Max Flow at 0.5% (Mannings) 1,142,726 Gal / day or 793.56 gpm = 1.77 cfs



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Monday, March 27, 2023

Thomas Carney  
Carney Engineering, PLLC  
5465 Legacy Drive, Suite 650, Plano, Texas 75024  
PLANO TX 75024  
craig@eng-firm.com

Permit Number 2023-P-1517-PP  
Job Address: Entrada Glen Apartments Preliminary Plat, , LA.

Dear Thomas Carney,

The first submittal of the Entrada Glen Apartments Preliminary Plat (*Preliminary Plan*) submitted by Carney Engineering, PLLC and received on April 13, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

### Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. Lakesha Small is the current P&Z chair, update the signature block on the cover page.
- ii. Provide topographic data indicating one (1) foot contour intervals for slopes less than 5%, two (2) foot contour intervals for slopes between 5% and 10%, and five (5) foot contour intervals for slopes exceeding 10%. **The contoured area shall extend outward from the property boundary for a distance equal to twenty-five percent (25%) of the distance across the tract**, but not fewer than fifty (50) feet nor more than two hundred (200) feet.
- iii. Call out the size of the existing water and wastewater lines that are adjacent to the property.
- iv. Provide utility demand data (LUEs) that is being proposed for water use. Wastewater is provided. Are the buildings being proposed Apartments? If so the City of Manor has multi-family (apartments) at .5 LUEs per unit.
- v. Provide a revised TIA determination worksheet, the current one doesn't have retail listed.
- vi. Provide a call out on the Utility page of the water line connecting to the existing water line north of the property and call out the size of the existing water line.
- vii. Note landscaping plan was not reviewed.
- viii. For the storm system provide documentation that the design of the Gregg Manor culvert will be sufficient to carry the increase in flows.

3/27/2023 12:10:37 PM  
Entrada Glen Apartments Preliminary Plat  
2023-P-1517-PP  
Page 2

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Tyler Shows  
Staff Engineer  
GBA



**CARNEY**  
ENGINEERING  
COMPANY, PLLC

Tyler Shows  
Staff Engineer (GBA)  
1500 County Road 269  
Leander, Texas 78641

**RE: Entrada Glen Apartments Preliminary Plat – GBA Comments  
2023-P-1517-PP  
Carney Engineering**

Dear Tyler:

Carney Engineering, on behalf of the owner, is pleased to submit the revised Preliminary Plat (*Preliminary Plan*) for the above reference project per your comments dated March 27, 2023. The following repeats those comments and indicates how each was addressed:

#### **Engineer Review**

- I. Lakesha Small is the current P&Z chair, update the signature block on the cover page.  
***Response: Acknowledged, planning and zoning chair has been revised to Lakesha Small.***
- II. Provide topographic data indicating one (1) foot contour intervals for slopes less than 5%, two (2) foot contour intervals for slopes between 5% and 10%, and five (5) foot contour intervals for slopes exceeding 10%. The contoured area shall extend outward from the property boundary for a distance equal to twenty-five percent (25%) of the distance across the tract, but not fewer than fifty (50) feet nor more than two hundred (200) feet.  
***Response: Per our conversation of April 3<sup>rd</sup> the topo on the north and west sides of the project will tie-in to the Kimley-Horn grades for the Eggleston and Gregg Manor Road extensions. All properties that aren't fenced on the south and east sides topo was obtained up to 50-ft."***
- III. Call out the size of the existing water and wastewater lines that are adjacent to the property.  
***Response: Acknowledged, water and wastewater lines have been labeled adjacent to the property, see sheet C-6 Utility Plan.***
- IV. Provide utility demand data (LUEs) that is being proposed for water use. Wastewater is provided. Are the buildings being proposed Apartments? If so the City of Manor has multi-family (apartments) at .5 LUEs per unit.



**CARNEY**  
ENGINEERING  
COMPANY, PLLC

***Response: Acknowledged, calculations have been revised using 0.5 LUEs per unit in lieu of the 0.7 which was previously used, see sheet C-6 Utility plan for revised calculations.***

- V. Provide a revised TIA determination worksheet, the current one doesn't have retail listed.  
***Response: Acknowledged, a revised TIA determination worksheet has been provided with retail listed.***
  
- VI. Provide a call out on the Utility page of the water line connecting to the existing water line north of the property and call out the size of the exiting water line.  
***Response: Acknowledged, waterline connection is now called out and the size of the existing water line is labeled, see sheet C-6 Utility plan.***
  
- VII. Note landscaping was not reviewed.  
***Response: Acknowledged.***
  
- VIII. For the storm system provide documentation that the design of the Gregg Manor culvert will be sufficient to carry the increase in flows.  
***Response: Acknowledged, existing RCP capacity calculation on C-4 shows that the 36" culvert on Gregg Manor Road has sufficient capacity to carry the increase in flows as it was designed with a capacity of 115cfs for the site and the peak flows in a 100-year storm are 100.5cfs for the site.***

Should you have any questions or require additional information, please feel free to contact me at 469-443-0861 or Craig@Eng-Firm.com.

Very truly yours,

Craig Carney, P.E.

Enclosures  
Cc:



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Tuesday, May 9, 2023

Thomas Carney  
Carney Engineering, PLLC  
5465 Legacy Drive, Suite 650, Plano, Texas 75024  
PLANO TX 75024  
craig@eng-firm.com

Permit Number 2023-P-1517-PP  
Job Address: Entrada Glen Apartments Preliminary Plat,

Dear Thomas Carney,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Thomas Carney and received by our office on April 13, 2023, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

**Please submit a hard copy of the cover sheet to Scott Dunlop at the City of Manor for signatures. A copy of the signed cover sheet will be uploaded under project files on the my permit now website.**

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads 'Pauline M. Gray'.

Pauline Gray, P.E.  
Lead AES  
GBA



5/31/2023

## City of Manor Development Services

### Notification for a Subdivision Preliminary Plat

Project Name: Entrada Glen Apartments Preliminary Plat  
 Case Number: 2023-P-1517-PP  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Preliminary Plat for the Entrada Glen Apartments being located at the intersection of Gregg manor Road and W Parsons Street, Manor, TX. The request will be posted on the agenda as follows:

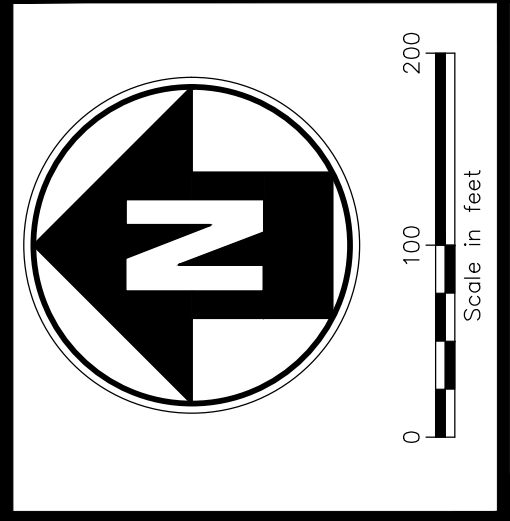
**Public Hearing: Conduct a public hearing on a Subdivision Preliminary Plat for the Ginsel Tract, one (1) lot on 13.22 acres, more or less, and being being located at the intersection of Gregg manor Road and W Parsons Street, Manor, TX.**

***Applicant: Carney Engineering, PLLC***

***Owner: Carney Engineering, PLLC***

The Planning and Zoning Commission will meet at 6:30PM on June 14, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

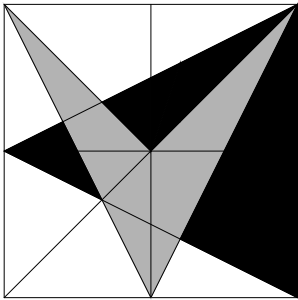
You are being notified because you own property within 300 feet of the property for which this Subdivision Preliminary Plat has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.



ENTRADA GLEN MANOR  
GREGG MANOR ROAD  
MANOR, TEXAS

SITE PLAN

ISSUED FOR PERMITTING - 12/12/2022



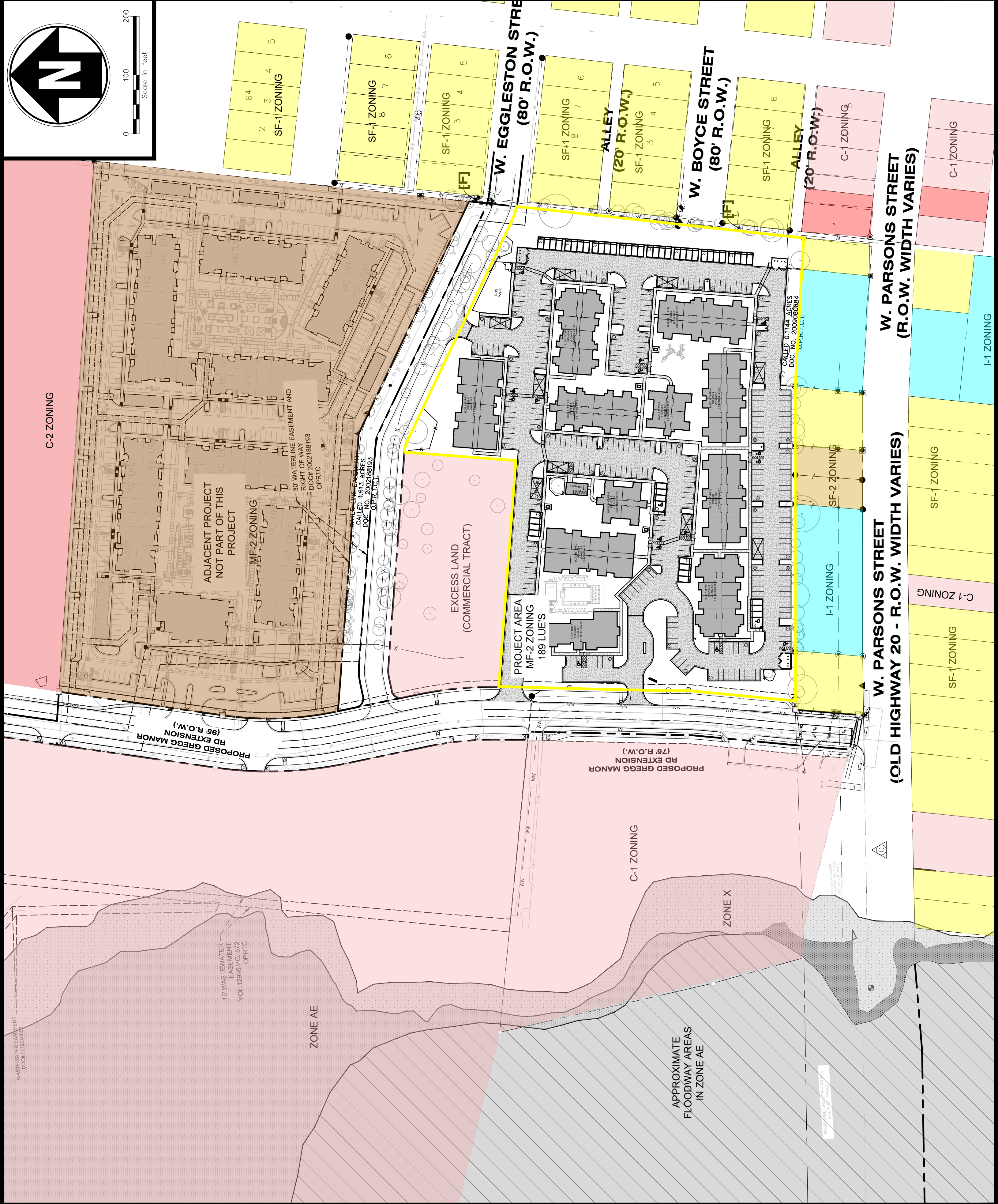
CARNEY  
ENGINEERING,  
PLLC.  
5465 LEGACY DRIVE, SUITE 650  
Plano, Texas 75024  
PH (469) 443-0861  
FAX (469) 443-0863

This document is released for the purpose  
of Permitting under the authority of Craig  
Carney, P.E. # 55714 on  
12/9/2022.

TBPE FIRM REGISTRATION NO.: F-5033  
DRAWN BY: BGF  
CHECKED BY: BFB  
START DATE: 08/17/2022  
SCALE:  
PROJECT NO.:

SHEET  
CP-3

Item 11.



WASTEWATER EASEMENT  
BOOK 207044053

15' WASTEWATER  
EASEMENT  
VOL. 12595 PG. 872  
OPRTC

ZONE AE

APPROXIMATE  
FLOODWAY AREAS  
IN ZONE AE

ZONE X

C-1 ZONING

PROPOSED GREGG MANOR  
RD EXTENSION  
(95' R.O.W.)

PROPOSED GREGG MANOR  
RD EXTENSION  
(75' R.O.W.)

PROJECT AREA  
MF-2 ZONING  
189 LUE'S

EXCESS LAND  
(COMMERCIAL TRACT)

ADJACENT PROJECT  
NOT PART OF THIS  
PROJECT

MF-2 ZONING

20' WATERLINE EASEMENT AND  
RIGHT OF WAY  
DOCH# 2002188193  
OPRTC

WATERLINE EASEMENT  
CALLED 1.613 ACRES  
DOCH# 2002188193  
OPRTC

CALLED 0.1144 ACRES  
DOCH# NO. 2009080884  
OPRTC

W. PARSONS STREET  
(OLD HIGHWAY 20 - R.O.W. WIDTH VARIES)

W. PARSONS STREET  
(R.O.W. WIDTH VARIES)

W. BOYCE STREET  
(80' R.O.W.)

W. EGGLESTON STREET  
(80' R.O.W.)

SF-1 ZONING

SF-1 ZONING

SF-1 ZONING

SF-1 ZONING

SF-1 ZONING

SF-1 ZONING

C-1 ZONING

SF-1 ZONING

C-1 ZONING

SF-1 ZONING

SF-2 ZONING

I-1 ZONING

I-1 ZONING

C-1 ZONING

**MANOR APARTMENTS LLC**  
4600 TRIANGLE AVE #6102  
AUSTIN TX 78751-3509

**CRUMLEY GILBERT & ESSIE**  
PO BOX 170309  
AUSTIN TX 78717-0019

**LIONS CLUB OF MANOR INC**  
PO BOX 68  
MANOR TX 78653-0068

**LAS ENTRADAS DEVELOPMENT**  
9900 US HIGHWAY 290 E  
MANOR TX 78653-9720

**RIOJAS SANTIAGO & IRASEMA**  
PO BOX 885  
MANOR TX 78653-0885

**MIMS MICHAEL L & BEVERLY R**  
PO BOX 447  
MANOR TX 78653-0447

**LI JULIE**  
24431 CAVENDISH AVE W  
NOVI MI 48375-2358

**DESH JR LLC**  
4419 RAMSEY AVE  
AUSTIN TX 78756-3208

**BURNS MEMORIAL TEMPLE**  
PO BOX 1061  
MANOR TX 78653-1061

**DAVIS HATTIE MAE**  
PO BOX 229  
MANOR TX 78653-0229

**WILSON JOETTA**  
411 W PARSONS ST  
MANOR TX 78653-4719

**EASLEY LENORA**  
PO BOX 734  
MANOR TX 78653-0734

**HEIN ROBERT**  
409C W Parsons St  
Manor TX 78653-4719

**EASLEY LENORA**  
307 W BOYCE ST  
MANOR TX 78653

**MILLIGAN FINISH**  
3811 LIBERTY SQUARE TRL  
FRESNO TX 77545-8817

**BUSH KAITANYA L**  
PO BOX 218  
MANOR TX 78653-0218

**TRAVIS COUNTY EMERGENCY**  
PO BOX 846  
MANOR TX 78653-0846

**TAYLOR FLOYD ROY ETAL**  
7010 BLESSING  
AUSTIN TX 78752-3316

**FIELD MARY R ETAL**  
PO BOX 184  
MANOR TX 78653-0184

**CABELLO PEDRO & ERICA CABELLO**  
209 N BASTROP ST  
MANOR TX 78653-0384

**SEPECO**  
PO BOX 170309  
AUSTIN TX 78717-0019

**GUERRERO JULIO & CYNTHIA**  
PO BOX 142265  
AUSTIN TX 78714-2265

**BOWEN BRADLEY & PAULA**  
18109 WHITEWATER CV  
ROUND ROCK TX 78681-3594

**DUVALL NOVELLA P**  
PO BOX 654  
MANOR TX 78653-0654

**NEWSOME FLORENCE ET AL**  
PO BOX 133  
MANOR TX 78653-0133

**HERRERA JUAN CARLOS & MARIA D**  
107 N BASTROP ST  
MANOR TX 78653

**GARCIA EPIFANIO DELGADO & MARIBEL  
DELGADO HUERTA**  
5503 HIBISCUS DR  
AUSTIN TX 78724-3328

**SAMUDIO FAUSTINO**  
PO BOX 28  
MANOR TX 78653-0028

**BORREGO MARTHA IRENE**  
304 W WHEELER ST  
MANOR TX 78653

**SALAZAR JOSE CIPRIANO & UGANDA  
GONZALEZ**  
PO BOX 164  
MANOR TX 78653-0164

**LOGGINS RAYDELL**  
PO BOX 47  
MANOR TX 78653-0047

**DE LEON CARMEN P**  
PO BOX 81  
MANOR TX 78653-0081

**AAA FIRE & SAFETY EQUIPMENT CO INC**  
PO BOX 16401  
AUSTIN TX 78761-6401

**REYES MARY A & ROBERT H**  
PO BOX 344  
MANOR TX 78653-0344

**CITY OF MANOR**  
105 E EGGLESTON ST  
MANOR TX 78653-3463

**CARBAJOL FELIPE H & ISABEL ORTUNO**  
PO BOX 214  
MANOR TX 78653-0214

**RIOJAS ORALIA GARZA**  
PO BOX 89  
MANOR TX 78653-0089

**JONES SAMUEL DELL JR & RACHEL**  
PO BOX 416  
MANOR TX 78653-0416

**BURNS ELBERT R ETAL**  
PO BOX 413  
MANOR TX 78653-0413

**MIRAMONTES MANUEL TORRES &  
HELEN JUDITH BAILEY-TORRES**  
19337 W T GALLAWAY ST  
MANOR TX 78653-3991

**SMITH AUDREY B**  
10304 IVY JADE  
SCHERTZ TX 78154-6255

**OKORO CHIAMO**  
3101 E 12TH ST UNIT D-4  
AUSTIN TX 78702-2526

**CASIMIRO MILDRED**  
412 W PARSONS ST  
MANOR TX 78653-4704

**AL NOOR MUSLIM COMMUNITY CENTER  
OF MANOR**  
900 Low Brim Cv  
Pflugerville TX 78660-4797

**MANOR I S D**  
PO BOX 359  
MANOR TX 78653-0359



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** June 14, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

**Consideration, discussion, and possible action on a Subdivision Concept for Preliminary Plat for Holley Smith (Mustang Valley), three hundred seventy-nine (379) lots on 136.92 acres, more or less, and being located at 15200 N FM RD 973, Manor, TX.**

***Applicant: Carlson, Brigrance & Doering, Inc.***

***Owner: KB Home Lone Star, Inc.***

### BACKGROUND/SUMMARY:

This plat has been approved by our engineers. The property is zoned SF-2 Single Family Standard which allows for minimum 60' wide lots and a minimum of 7,500 sf. The plat includes a 6.56 acre park (5.48 acres minimum required) that does not include detention and 26.59 acres of open space, which does include 3 detention ponds. This plat also dedicates the rights-of-way for the Anderson Road extension and future Cameron Road. Anderson Road is constructed with this development and through Public Improvement District (PID) funding, the roadway will be constructed through adjacent properties to connect to the New Haven subdivision, where that development will extend it to Gregg Lane.

This development has one connection on FM 973 at the current intersection with Arnham Lane that will not be signalized. The TIA for the project has been approved and TxDOT and Travis County are coordinated the mitigations as no existing city streets are impacted.

The current mitigation proposed by TxDOT and Travis County are:

- Improve FM 973 to a 3-lane cross-section of two 12' travel lanes, one 14' TWLTL (center turn lane), and two 10' shoulder from Lusitano to 300' north of North Schmidt Lane. This would include right turn lanes (RTL) at Arnham, the proposed development entrance, and Schmidt Loop. These improvements will require a fiscal donation agreement between the Developer and TxDOT.
- Widen the existing Anderson Rd from the property to Schmidt Ln to match a Local Street cross-section (TCM ver, 8/7/2020, Appendix H, Figure 1-22) since adequate ROW is not available for the Neighborhood Collector Street cross-section (TCM Figure 1-28) proposed in the report. This improvement will require a TIA mitigation agreement between the Developer and Travis County.

**LEGAL REVIEW:** NO  
**FISCAL IMPACT:** NO  
**PRESENTATION:** NO  
**ATTACHMENTS:** YES

- Summary Letter
- Preliminary Plat
- Proposed traffic improvement area
- Engineer Comments
- Conformance Letter
- Public Notice and labels

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Subdivision Concept for Preliminary Plat for Holley Smith (Mustang Valley), three hundred seventy-nine (379) lots on 136.92 acres, more or less, and being located at 15200 N FM RD 973, Manor, TX.

**PLANNING & ZONING COMMISSION:**      **Recommend Approval**      **Disapproval**      **None**



May 19, 2022

City of Manor  
Development Services Department  
Attn: Mr. Scott Dunlop, Director  
105 E. Eggleston Street  
Manor, Texas 78653

**RE: Holley-Smith Preliminary  
CBD Job # 5411**

**Project Application Summary Letter**

Dear Mr. Dunlop,

On behalf of the owner, please accept this application for review of a preliminary plan for the Holley-Smith development. This project is a total of approximately 136.92 acres in size and has a development agreement approved by the City of Manor to subdivide no more than 370 single family lots.

Access to the site will be taken from FM 973 as well as the extension of Anderson Road. All local street rights-of-way will be 50' wide with a 30' roadway (face of curb width). Water is currently Aqua WSC, but the owner has filed a transfer request into the Manor Water CCN. Wastewater will be provided by a gravity wastewater line extension to the site. Drainage will be collected in curb inlets and piped to one of three ponds that will provide peak shaving. There will be no adverse impact on adjacent or downstream properties. The owner will dedicate parkland shown on the plan to the City as well as install and maintain park improvements on the site.

Thank you for your time and review of this project. Please let me know if you need any additional information in order to process this submittal.

Respectfully,  
**Carlson, Brigrance & Doering, Inc.**

Geoff Guerrero  
Senior Planner

# PRELIMINARY PLAT FOR HOLLEY SMITH MANOR SUBDIVISION CITY OF MANOR JANUARY 2022

## TABLE OF CONTENTS

1. PRELIMINARY PLAN COVER SHEET
2. PRELIMINARY GENERAL NOTES
3. EXISTING CONDITIONS & DEMOLITION PLAN
4. PRELIMINARY PLAN 100 SCALE (1 OF 2)
5. PRELIMINARY PLAN 100 SCALE (2 OF 2)
6. DRAINAGE PLAN (1 OF 3)
7. DRAINAGE PLAN (2 OF 3)
8. DRAINAGE PLAN (3 OF 3)
9. UTILITY PLAN (1 OF 2)
10. UTILITY PLAN (2 OF 2)

## PROJECT INFORMATION:

TOTAL ACREAGE: 136.92 ACRES  
SURVEY: SUMNER BACON, ABSTRACT NO. 63  
F.E.M.A. MAP NO. 48453C0295H TRAVIS COUNTY, TEXAS DATED: SEPTEMBER 26, 2008

### SUBDIVISION INFORMATION:

NO. OF BLOCKS: 13  
NO. OF LOTS: 377  
NO. RESIDENTIAL LOTS: 363 72.37 AC.  
NO. OF OPEN SPACE, DRAINAGE & GREENBELT LOTS: 3 26.59 AC.  
NO. OF LANDSCAPE, DRAINAGE & SIDEWALK LOTS: 10 2.89 AC.  
NO. OF PARKS: 1 6.56 AC.

TOTAL LINER FOOTAGE OF STREETS: 21,301 L.F. 28.51 AC.

TOTAL ACRES: 136.92 AC.

### ADJOINING OWNERS:

① P.I.D. # 426447  
MARGARET L. & EMIL L. VORWERK  
PO BOX 935  
PFLUGERVILLE, TEXAS 78691  
109.97 ACRES

② P.I.D. # 250088  
HAN WU AND LANFANG ZHANG  
15821 ANDERSON ROAD  
MANOR, TEXAS 78653  
35.47 ACRES

③ P.I.D. # 259108  
VLADIMAR M. HAVAR  
15420 N. FM 973  
MANOR, TEXAS 78653  
6.79 ACRES

④ P.I.D. # 786420  
JOHN BAYER & JIMMY BAYER  
1334 COUNTY ROAD 405  
LEXINGTON, TEXAS 78947  
14.05 ACRES

⑤ P.I.D. # 896833  
LAYLA TRUST  
2008 HERITAGE WELL LANE  
PFLUGERVILLE, TEXAS 78660  
12.33 ACRES

⑥ P.I.D. # 784659  
BENNY, PAUL & MARK GRUNDY  
1552 PAYTON FALLS DRIVE  
AUSTIN, TEXAS 78754  
19.00 ACRES

⑦ P.I.D. # 259163  
KYLE NGUYEN  
1523 BRADBURY LANE  
AUSTIN, TEXAS 78753  
14.70 ACRES

⑧ P.I.D. # 259159  
JOHN & SANDY KERR  
1301 LOST CREEK  
AUSTIN, TEXAS 78746  
5.80 ACRES

⑨ P.I.D. # 259152  
GERALDINE & EDWARD WOLF  
2868 COUNTY ROAD 267  
CAMERON, TEXAS 76520  
50.36 ACRES

⑩ P.I.D. # 259092  
MANOR INDEPENDENT SCHOOL  
DISTRICT  
PO BOX 359  
MANOR, TEXAS 78653  
71.81 ACRES

⑪ P.I.D. # 259093  
AQUA WATER SUPPLY CORP.  
415 OLD AUSTIN HWY  
DRAWER P  
BASTROP, TX 78602  
(3.56 ACRES)

⑫ P.I.D. # 259110  
CAB MANOR, LLC  
4517 THREE ARROWS COURT  
CEDAR PARK, TEXAS 78613  
39.00 ACRES

BENCH MARKS  
BM1:  
TP CIRS  
N:10114414.72 E: 3182177.13  
ELEV: 558.02  
BM2:  
TP CIRS  
N:10117547.43 E: 3180641.52  
ELEV: 565.51



## LEGAL DESCRIPTION

BEING ALL OF THAT CERTAIN 93.983 (4,093,912 SQ. FT.) ACRE TRACT OF LAND SITUATED IN THE SUMNER BACON SURVEY, ABSTRACT NUMBER 63, TRAVIS COUNTY, TEXAS, CONVEYED TO KB HOME LONE STAR, INC. IN DOCUMENT NUMBER 2021241104 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 42.921 ACRE (1,869,634 SQ. FT.) TRACT OF LAND SITUATED IN THE SUMNER BACON SURVEY, ABSTRACT NUMBER 63, SITUATED IN TRAVIS COUNTY, TEXAS, CONVEYED TO KB HOME LONE STAR, INC. IN DOCUMENT NUMBER 2021243947 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

## FLOODPLAIN NOTE:

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NO. 48453C0295H FOR TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008

### OWNER:

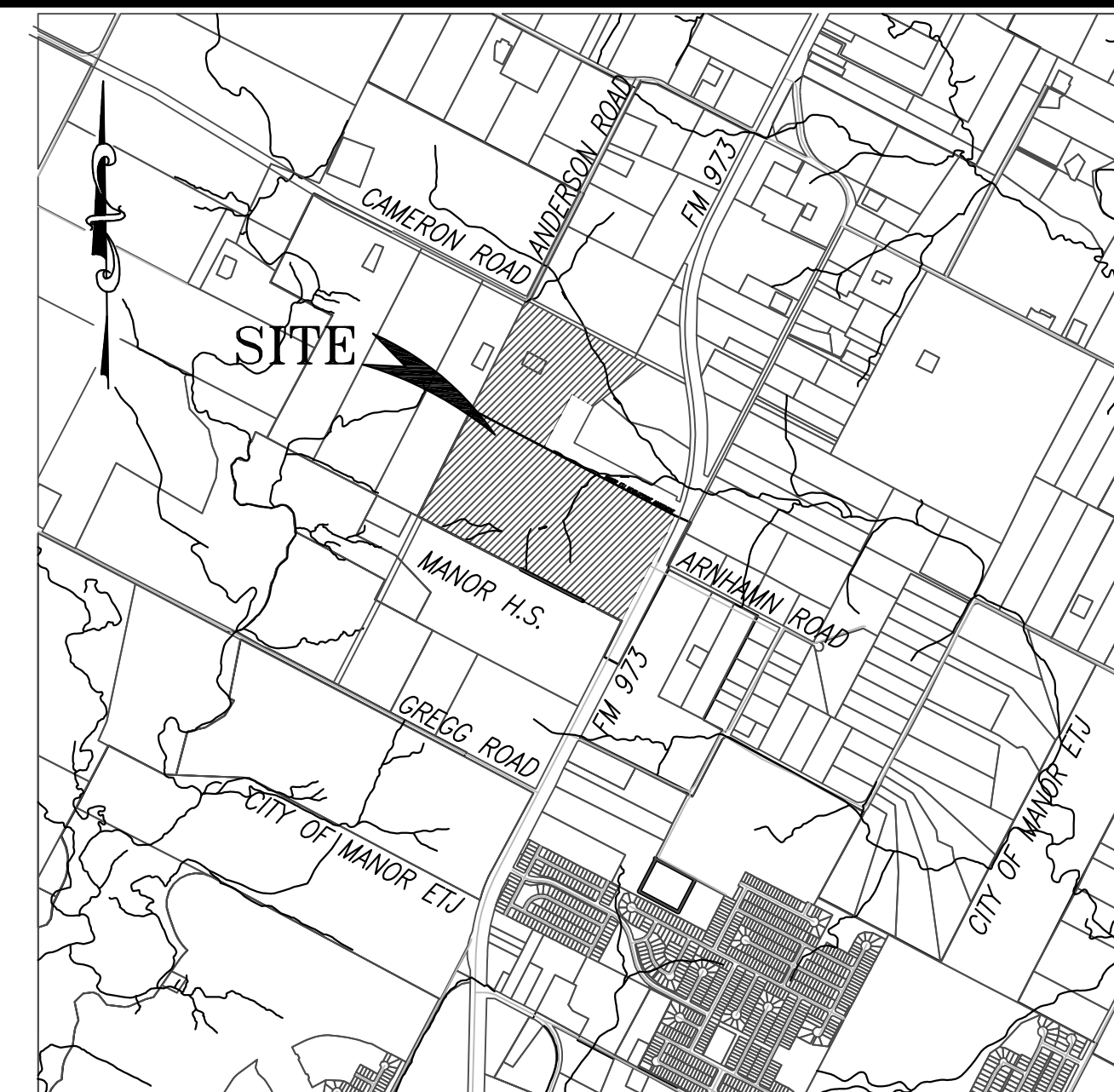
KB HOME  
ATTN: JOHN ZINSMEYER  
10800 PECAN PARK BLVD., SUITE 200  
AUSTIN, TEXAS 78750  
PHONE: (512) 651-8100

### DEVELOPER:

KB HOME  
ATTN: JOHN ZINSMEYER  
10800 PECAN PARK BLVD., SUITE 200  
AUSTIN, TEXAS 78750  
PHONE: (512) 651-8100

### ENGINEER/AGENT:

CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DR.  
AUSTIN, TEXAS 78749  
PHONE: (512) 280-5160  
FAX: (512) 280-5165



## LOCATION MAP

SCALE: 1" = 2,000'

## LEGEND

- CONCRETE MONUMENT SET
- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- WL ESMT. WATER LINE EASEMENT
- WW ESMT. WASTEWATER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.E. LANDSCAPE EASEMENT
- D.E. DRAINAGE EASEMENT
- D.A.E. DRAINAGE ACCESS EASEMENT
- A.E. ACCESS EASEMENT
- SW.E. SIDEWALK EASEMENT
- 17 LOT NUMBER
- Ⓐ BLOCK NUMBER
- BUILDING SETBACK LINE
- - - EASEMENT LINE
- · · · · SIDEWALK LOCATION
- ① ADJACENT PROPERTY OWNER
- CREEK CENTERLINE
- - - 100 YEAR FLOODPLAIN

STATE OF TEXAS CERTIFICATE OF SURVEYOR

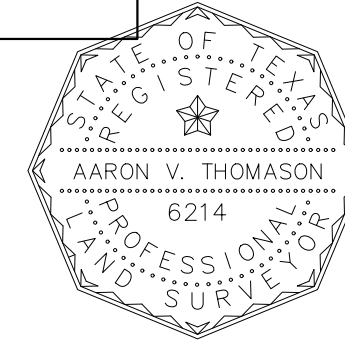
COUNTY OF TRAVIS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

6/5/2023

AARON THOMASON  
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE:



## ENGINEERS CERTIFICATION

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF MANOR CODES AND ORDINANCES AND TRAVIS COUNTY.

WITNESS MY HAND THIS 5th DAY OF JUNE, 2023

Charles R. Brigance, Jr.

CHARLES R. BRIGANCE, JR. P.E.

NO. 64346

## CITY OF MANOR ACKNOWLEDGEMENTS

THIS PRELIMINARY PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COUNCIL ON THIS THE   OF  , 2023 A.D.

APPROVED:

ATTEST:

LAKESHA SMALL, CHAIRPERSON

LLUVIA T. ALMARAZ,  
CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE   OF  , 2023 A.D.

APPROVED:

ATTEST:

HONORABLE CHRISTOPHER HARVEY  
MAYOR OF THE CITY OF MANOR, TEXAS

LLUVIA T. ALMARAZ,  
CITY SECRETARY

DESIGNED BY:	DRAFTED BY:
CRB	CIP
DATE	
REVISION	
<p>Carlson, Brigance &amp; Doering, Inc. Civil Engineering &amp; Surveying FIRM ID #F3791 Main Office: 5501 West William Cannon Dr., Austin, Texas 78749 Phone No. (512) 280-5160 Fax: (512) 280-5165 www.cbdi.com</p>	
<p><b>C.B.D.</b></p>	
<p><b>OVERALL PRELIMINARY PLAN</b></p>	
<p><b>HOLLEY SMITH MANOR SUBDIVISION</b></p>	
<p><b>PRELIMINARY PLAT</b></p>	
SHEET NAME:	
JOB NAME:	
PROJECT:	
<p>6/5/2023</p>	
<p>DATE</p>	
<p>JAN 2022</p>	
<p>JOB NUMBER</p>	
<p>5411</p>	
<p>SHEET</p>	
<p>1 OF 10</p>	





1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Thursday, June 23, 2022

Geoff Guerrero  
Carlson, Brigrance & Doering, Inc.  
5501 West William Cannon  
Austin TX 78749  
geoff@cbdeng.com

Permit Number 2022-P-1444-PP  
Job Address: 15200 N FM RD 973, Manor, TX. 78653

Dear Geoff Guerrero,

The first submittal of the Mustang Valley - KB Homes Subdivision Preliminary Plat (*Preliminary Plan*) submitted by Carlson, Brigrance & Doering, Inc. and received on April 21, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

### Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

**1. The preliminary plat cannot be approved until the concept plan has been approved.**

**2. Preliminary plat cannot be approved until the TIA is approved.**

~~3. Update the City of Manor Acknowledgement, the current city Major is Dr. Christopher Harvey, Julie Leonard is the Chairperson, and Rebecca Guerrero is the Clerk of Travis County.~~

~~4. The City of Manor Acknowledgements signature section only needs to be included on the first page, and remove from the rest.~~

~~5. Remove "XXX XXXX XXXX" at the bottom right hand edge of plan sheets or replace it with appropriate information.~~

~~6. Labeling on the primary figure on sheet one is difficult to read and should be cleaned up.~~

~~7. Labeling and symbology on Existing Conditions and Demolition Plan are crowded and difficult to read.~~

~~8. Scale on "Vicinity Map" is not noted. Should the vicinity map mean to represent the location map, it needs to have a radius of at least one (1) mile using a scale of at least one (1) inch equals two thousand feet (1" = 2000").~~

~~9. Changes to existing electrical lines have been marked, but no information regarding existing utilities. Since structures are pre-existing on property it can be assumed that there are some existing utilities. If all pre-existing utilities have been marked, they need to be made clearer.~~

~~10. If contours are to be changed, then any changes need to be specified.~~

6/23/2022 1:36:13 PM  
 Mustang Valley - KB Homes Subdivision Preliminary  
 Plat  
 2022-P-1444-PP  
 Page 2

~~11. Location of proposed utilities has been marked, but no size or description information has been given. Size and description for all proposed utilities needs to be provided as per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22. Item 3.~~

~~12. The location, size, and description of any proposed drainage appurtenances, including storm sewers, detention ponds, and other drainage structures proposed to be constructed on and off the site and designed by the requirements of this Ordinance. As per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22.~~

~~13. Provide water and wastewater calculation on what is being proposed.~~

~~14. Provide a complete application for a flood plain map amendment or revision, as required by the Federal Emergency Management Agency if applicable.~~

~~15. A majority of the Supporting Documents have not been provided, as per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22 Item 4.:~~

~~a. Provide a drainage study consisting of a Drainage Area Map with contours, location, and capacities of existing and proposed drainage features, and calculations in accordance with this ordinance, and good engineering practices, shall be provided to ensure the property will be developed in accordance with city drainage policies.~~

~~b. Provide Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat to determine the adequacy and consistency of proposed utility improvements.~~

~~c. A Letter of Certification, when applicable, that the plat has been submitted to the County Health District for review, as subdivision contains a portion of the regulatory one hundred (100)-year floodplain outside of the city limits.~~

~~d. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assemble of the TIA document.~~

~~e. A summary letter stating briefly the type of street surfacing, drainage, water, and wastewater facilities proposed, and declaring the intent to either dedicate parkland or pay fees in lieu of said dedication if such dedication or fees apply.~~

~~f. A letter requesting any variances from the provisions of the City of Manor Code of Ordinances.~~

~~g. Any attendant documents needed to supplement the information provided on the Preliminary Plat.~~

~~16. Information provided in the engineer preliminary report should be included in the submitted preliminary plat plans. This includes water, wastewater, and drainage.~~

~~17. Provide information regarding whether there will be any adjustments to the floodplain.~~

6/23/2022 1:36:13 PM  
Mustang Valley - KB Homes Subdivision Preliminary  
Plat  
2022-P-1444-PP  
Page 3

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

A handwritten signature in blue ink, reading "Pauline M. Gray".

Pauline Gray, P.E.  
Lead AES  
GBA

## CBD COMMENT RESPONSE

CBD No. 5411



Texas Engineering Firm #4242

Date: Thursday, June 23, 2022

Geoff Guerrero  
Carlson, Brigrance & Doering, Inc.  
5501 West William Cannon  
Austin TX 78749  
geoff@cbdeng.com

Permit Number 2022-P-1444-PP  
Job Address: 15200 N FM RD 973, Manor, TX. 78653

1500 County Road 269  
Leander, TX 78641

PO Box 2029  
Leander, TX 78646-2029

Dear Geoff Guerrero,

The first submittal of the KB Homes Subdivision Preliminary Plat (*Preliminary Plan*) submitted by Carlson, Brigrance & Doering, Inc. and received on June 08, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

### Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@gbateam.com.

1. The preliminary plat cannot be approved until the concept plan has been approved. **CBD: Noted**
2. Preliminary plat cannot be approved until the TIA is approved. **CBD: Noted**
3. Update the City of Manor Acknowledgement, the current city Major is Dr. Christopher Harvey, Julie Leonard is the Chairperson, and Rebecca Guerrero is the Clerk of Travis County. **CBD: Acknowledgement updated**
4. The City of Manor Acknowledgements signature section only needs to be included on the first page, and remove from the rest. **CBD: Acknowledgement updated**
5. Remove "XXX-XXXX-XXXX" at the bottom right-hand edge of plan sheets or replace it with appropriate information. **CBD: File number has been removed**
6. Labeling on the primary figure on sheet one is difficult to read and should be cleaned up. **CBD: Drafting has been updated**
7. Labeling and symbology on Existing Conditions and Demolition Plan are crowded and difficult to read. **CBD: Drafting has been updated**
8. Scale on "Vicinity Map" is not noted. Should the vicinity map mean to represent the location map, it needs to have a radius of at least one (1) mile using a scale of at least one (1) inch equals two thousand feet (1" = 2000') **CBD: Scale is 1" = 2000'**
9. Changes to existing electrical lines have been marked, but no information regarding existing utilities. Since structures are pre-existing on property it can be assumed that there are some existing utilities. If all pre-existing utilities have been marked, they need to be made clearer. **CBD: Existing electric lines are labeled on the existing Conditions Map**
10. If contours are to be changed, then any changes need to be specified. **CBD: Grading will be provided with the Construction Plans**
11. Location of proposed utilities has been marked, but no size or description information has been given. Size

and description for all proposed utilities needs to be provided as per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22. Item 3. **CBD: Utility line sizes are on the utility sheets**

12. The location, size, and description of any proposed drainage appurtenances, including storm sewers, detention ponds, and other drainage structures proposed to be constructed on and off the site and designed by the requirements of this Ordinance. As per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22. **CBD: Storm sewer sizing has been added to the drainage plans**

13. Provide water and wastewater calculation on what is being proposed.

**CBD: W-WW calculations have been added to the utility plan**

14. Provide a complete application for a flood plain map amendment or revision, as required by the Federal Emergency Management Agency if applicable. **CBD: No FEMA map amendment is anticipated**

15. A majority of the Supporting Documents have not been provided, as per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22 Item 4.:

a. Provide a drainage study consisting of a Drainage Area Map with contours, location, and capacities of existing and proposed drainage features, and calculations in accordance with this ordinance, and good engineering practices, shall be provided to ensure the property will be developed in accordance with city drainage policies.

**CBD: Drainage study maps and engineering report are attached**

b. Provide Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat to determine the adequacy and consistency of proposed utility improvements. **CBD: Utility demand letter is attached**

c. A Letter of Certification, when applicable, that the plat has been submitted to the County Health District for review, as subdivision contains a portion of the regulatory one hundred (100) year floodplain outside of the city limits. **CBD: This parcel has been annexed into the city limits, no flood plan modifications are anticipated**

d. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assemble of the TIA document.

**CBD: TIA scoping meet has already occurred, TIA (under review) is attached**

e. A summary letter stating briefly the type of street surfacing, drainage, water, and wastewater facilities proposed, and declaring the intent to either dedicate parkland or pay fees in lieu of said dedication if such dedication or fees apply. **CBD: See engineering report**

f. A letter requesting any variances from the provisions of the City of Manor Code of Ordinances.

**CBD: No variances are anticipated**

g. Any attendant documents needed to supplement the information provided on the Preliminary Plat.

**CBD: see attached HEC-HMS routing**

16. Information provided in the engineer preliminary report should be included in the submitted preliminary plat plans. This includes water, wastewater, and drainage.

**CBD: Supporting sheets have been added to the preliminary plan**

17. Provide information regarding whether there will be any adjustments to the floodplain.

**CBD: No floodplain modifications are anticipated**

6/23/2022 1:36:13 PM  
KB Homes Subdivision Preliminary Plat  
2022-P-1444-PP  
Page 3

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

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Thank you,



Pauline Gray, P.E.  
Senior Engineer  
Jay Engineering, a Division of GBA



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Wednesday, August 3, 2022

Geoff Guerrero  
Carlson, Brigrance & Doering, Inc.  
5501 West William Cannon  
Austin TX 78749  
geoff@cbdeng.com

Permit Number 2022-P-1444-PP  
Job Address: 15200 N FM RD 973, Manor 78653

Dear Geoff Guerrero,

The subsequent submittal of the Mustang Valley - KB Homes Subdivision Preliminary Plat submitted by Carlson, Brigrance & Doering, Inc. and received on April 21, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

### Engineer Review

The following comments have been provided by Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

**1. The preliminary plat cannot be approved until the concept plan has been approved.**

**2. Preliminary plat cannot be approved until the TIA is approved.**

~~3. Update the City of Manor Acknowledgement, the current city Major is Dr. Christopher Harvey, Julie Leonard is the Chairperson, and Rebecca Guerrero is the Clerk of Travis County.~~

~~4. The City of Manor Acknowledgements signature section only needs to be included on the first page, and remove from the rest.~~

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~~9. Changes to existing electrical lines have been marked, but no information regarding existing utilities. Since structures are pre-existing on property it can be assumed that there are some existing utilities. If all pre-existing utilities have been marked, they need to be made clearer.~~

~~10. If contours are to be changed, then any changes need to be specified.~~

~~11. Location of proposed utilities has been marked, but no size or description information has been given. Size~~

~~and description for all proposed utilities needs to be provided as per City of Manor Code of Ordinances Ch.10-  
Exhibit A. Article II. Section 22. Item 3.~~

~~12. The location, size, and description of any proposed drainage appurtenances, including storm sewers,  
detention ponds, and other drainage structures proposed to be constructed on and off the site and designed by  
the requirements of this Ordinance. As per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section  
22.~~

~~13. Provide water and wastewater calculation on what is being proposed.~~

~~14. Provide a complete application for a flood plain map amendment or revision, as required by the Federal  
Emergency Management Agency if applicable.~~

~~15. A majority of the Supporting Documents have not been provided, as per City of Manor Code of Ordinances  
Ch.10 Exhibit A. Article II. Section 22 Item 4.:~~

~~a. Provide a drainage study consisting of a Drainage Area Map with contours, location, and capacities of existing  
and proposed drainage features, and calculations in accordance with this ordinance, and good engineering  
practices, shall be provided to ensure the property will be developed in accordance with city drainage policies.~~

~~b. Provide Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat to determine  
the adequacy and consistency of proposed utility improvements.~~

~~c. A Letter of Certification, when applicable, that the plat has been submitted to the County Health District for  
review, as subdivision contains a portion of the regulatory one hundred (100)-year floodplain outside of the city  
limits.~~

~~d. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping  
meeting must be conducted with City Staff prior to assemble of the TIA document.~~

~~e. A summary letter stating briefly the type of street surfacing, drainage, water, and wastewater facilities  
proposed, and declaring the intent to either dedicate parkland or pay fees in lieu of said dedication if such  
dedication or fees apply.~~

~~f. A letter requesting any variances from the provisions of the City of Manor Code of Ordinances.~~

~~g. Any attendant documents needed to supplement the information provided on the Preliminary Plat.~~

~~16. Information provided in the engineer preliminary report should be included in the submitted preliminary plat  
plans. This includes water, wastewater, and drainage.~~

~~17. Provide information regarding whether there will be any adjustments to the floodplain.~~

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at [pgray@gbateam.com](mailto:pgray@gbateam.com).

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Friday, April 21, 2023

Geoff Guerrero  
Carlson, Brigrance & Doering, Inc.  
5501 West William Cannon  
Austin TX 78749  
geoff@cbdeng.com

Permit Number 2022-P-1444-PP  
Job Address: 15200 N FM RD 973, Manor 78653

Dear Geoff Guerrero,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Geoff Guerrero and received by our office on April 21, 2023, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

**Please submit a hard copy of the cover sheet to Scott Dunlop at the City of Manor for signatures. A copy of the signed cover sheet will be uploaded under project files on the my permit now website.**

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, reading "Pauline M. Gray".

Pauline Gray, P.E.  
Lead AES  
GBA



5/31/2023

## City of Manor Development Services

# Notification for a Subdivision Preliminary Plat

Project Name: Mustang Valley - KB Homes Subdivision Preliminary Plat  
 Case Number: 2022-P-1444-PP  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Preliminary Plat for Holley Smith (Mustang Valley) located at 15200 N FM RD 973, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Subdivision Concept for Preliminary Plat for Holley Smith (Mustang Valley), three hundred seventy-nine (379) lots on 72.37 acres, more or less, and being located at 15200 N FM RD 973, Manor, TX.**

***Applicant: Carlson, Brigrance & Doering, Inc.***

***Owner: KB Home Lone Star, Inc.***

The Planning and Zoning Commission will meet at 6:30PM on June 14, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Subdivision Preliminary Plan has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

KB Home Lone Star, Inc.  
10800 Pecan Park Blvd., Suite 200  
Austin, Texas 78750

Aqua Water Supply Corporation  
Attn: Property Tax Department  
PO Box P  
Bastrop, Texas 78602

Layla Trust  
2008 Heritage Well Lane  
Pflugerville, Texas 78660

Don & Jimmy Bayer  
1334 County Road 405  
Lexington, Texas 78947

Kenneth & Joyce Sprinkles  
15777 Anderson Road  
Manor, Texas 78653

Hua Wu & Zhang Lanfang  
15821 Anderson Road  
Manor, Texas 78653

Geraldine & Edward Wolf  
2868 County Road 267  
Cameron, Texas 76520

Vladimir Haviar  
15420 N FM Road 973  
Manor, Texas 78653

Benny, Paul & Mark Gundy  
1552 Payton Falls Drive  
Austin, Texas 78754

Kyle Nguyen  
1523 Bradbury Lane  
Austin, Texas 78753

Margaret & Emil Vorwerk  
PO Box 935  
Pflugerville, Texas 78691

John & Sandy Kerr  
1301 Lost Creek Boulevard  
Austin, Texas 78746

Manor Independent School District  
PO Box 359  
Manor, Texas 78653



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** June 14, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Short Form Final Plat for one (1) lot on .23 acres, more or less, and being located at 707 Bastrop St, Manor, TX for variances to allow for 40 ft lot width, 20 ft front setback, 5 ft side setbacks, and 10 ft rear setback.

**Applicant:** SAVVY ATX REALTY LLC

**Owner:** Wenkai Chen

### BACKGROUND/SUMMARY:

This plat has been approved by our engineer and it is filed with a variance that the Commission and City Council can consider but action is recommended to be pulled to correct an error in the request.

The current zoning of the property is SF-1 Single Family Suburban which has a minimum lot width of 70'. A rezoning case for TF Two-Family has been filed which also has minimum lot width of 70'.

The requested variances are:

1. 40' lot width (70' required)
2. 20' front setback (25' required)
3. 10' rear setback (25' required)
4. 5' side setback (7.5 required)

The earliest deed creating the tract was in February 1983. There was no zoning code at the time to regulate lot widths but the subdivision code in effect (Ord. 47 dated 12-14-77) had a provision that lot widths do not exceed three times the lot depth. This tract is 250' in depth, which exceeds that regulation so had a plat been filed in 1983 it would not have been approved. Current subdivision code has a lot width to depth ratio of 2.5:1, so the variance request needs to be updated to include that so new notices will be sent out.

This tract as currently subdivided is undevelopable since it is portions of 5 lots that are 40'x50' each and only one has frontage on a dedicated right-of-way. While the tract has never been a legal lot, it has existed in its current configuration for 40 years and only through the approval of the variances can it be improved upon. When granting a subdivision variance the Planning and Zoning Commission and City Council shall consider:

1. The public convenience and welfare will be substantially served;
2. The appropriate use of surrounding property will not be substantially or permanently impaired or diminished;
3. The applicant has not created the hardship for which relief is sought;
4. The variance will not confer upon the applicant a special right or privilege not commonly shared or available to the other owners of similar and surrounding property;
5. The hardship from which relief is sought is not solely of an economic nature;

6. The variance is not contrary to the public interests;
7. Due to special circumstances, the literal enforcement of the ordinance would result in an unnecessary hardship; and
8. In granting the variance the spirit of the ordinance is observed and substantial justice is done.

**LEGAL REVIEW:** NO  
**FISCAL IMPACT:** NO  
**PRESENTATION:** NO  
**ATTACHMENTS:** YES

- Letter of Intent
- Plat
- Deed from 1983
- Subdivision Code of 1977

- AE Lane Addition Plat Map
- Engineer Comments
- Conformance Letter
- Notice and Labels

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission pull from consideration a Short Form Final Plat for one (1) lot on .23 acres, more or less, and being located at 707 Bastrop St, Manor, TX.

**PLANNING & ZONING COMMISSION:**      **Recommend Approval**      **Disapproval**      **None**

# Letter of Intent

February 28, 2023

City of Manor  
Development Services Department  
Attn: Mr. Scott Dunlop, Director  
105 E. Eggleston Street  
Manor, Texas 78653

Re: **707 BASTROP ST TX 78653**

**Dear Mr. Dunlop,**

We are writing to you to request plat the subject property to be a legal lot.

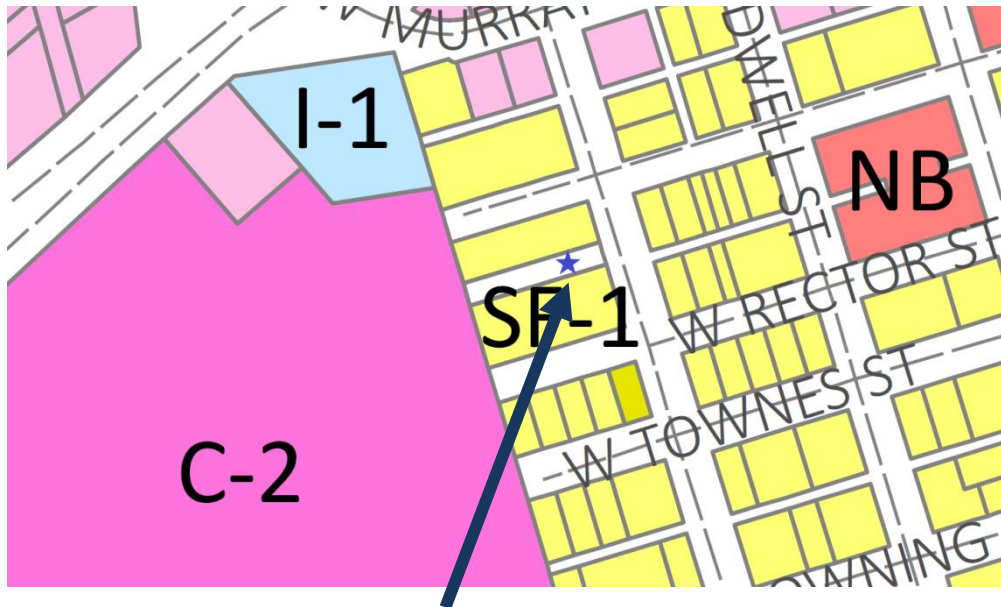
Proposed New Legal description: **LOT 6A BLK 1 LANE A E ADDN**

The subject property 707 Bastrop ST TX 78653, Legal description is: **S40FT OF LOT 6-10 BLK 1 LANE A E ADDN**. The current configuration is 39.96 ft wide and 250 ft long, with a total of 9,986 sqft.

Per our research, the subject property's current configuration existed in 1983 (Please see the Appendix A for the property's deed history, the oldest warranty deed was in 2/16/1983). Hence it is NOT conforming with the current development standard/code ordinances in Manor TX.

Due to the fact that the property lot is a nonconforming lot, we are requesting

1. Minimum Lot Width Variance – reduce to 40 ft
2. Setback Waiver - the side setbacks to 5', the front to 20' and the rear to 10'
3. Zoning: TF (Two-Family) – currently it doesn't have zoning assigned ( per zoning map downloaded from <https://www.cityofmanor.org/>), see below. Since the total lot size is 9,986 sqft, we are proposing the property to **TF (Two Family)** in support the growth of Manor TX.



Subject Property: **707 BASTROP ST TX 78653**

Please see below conceptual design of the proposed TF (duplex). In Appendix B, please find conceptual design work from our architect.



Please help to grant these requests and let me know if you have any questions.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Katherine Chen'.

Katherine Chen  
Savvy ATX Realty

## Appendix A - Property Deed History

**PID 240850 | 707 BASTROP ST**Property Summary Report | 2022  
Online Services | TRAVIS COUNTY APPRAISAL DISTRICT**GENERAL INFO****ACCOUNT**

Property ID: 240850  
 Geographic ID: 0237590602  
 Type: R  
 Zoning:  
 Agent:  
 Legal Description: S40FT OF LOT 6-10 BLK 1 LANE A E  
 ADDN

Property Use:

**OWNER**

Name: CHEN WENKAI  
 Secondary Name:  
 Mailing Address: 1132 NORTHWESTERN AVE UNIT A  
 AUSTIN TX US 78702  
 Owner ID: 1435182  
 % Ownership: 100.00  
 Exemptions:

**LOCATION**

Address: 707 BASTROP ST TX 78653

Market Area:

Market Area CD: B0850

Map ID: 023460

**PROTEST**

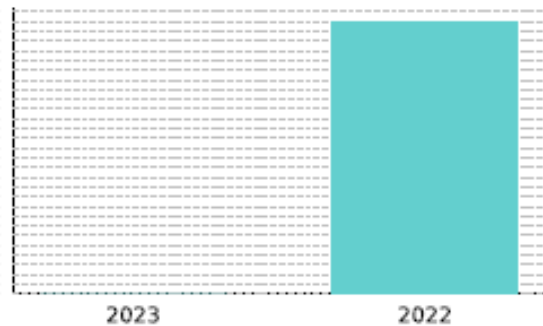
Protest Status:

Informal Date:

Formal Date:

**VALUES****CURRENT VALUES**

Land Homesite: \$0  
 Land Non-Homesite: \$70,000  
 Special Use Land Market: \$0  
 Total Land: \$70,000  
 Improvement Homesite: \$0  
 Improvement Non-Homesite: \$0  
 Total Improvement: \$0  
 Market: \$70,000  
 Special Use Exclusion (-): \$0  
 Appraised: \$70,000  
 Value Limitation Adjustment (-): \$0  
 Net Appraised: \$70,000

**VALUE HISTORY**

Values for the current year are preliminary and are subject to change.

**VALUE HISTORY**

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$70,000	\$0	\$0	\$70,000	\$0	\$70,000

**TAXING UNITS**

Unit	Description	Tax Rate	Net Appraised	Taxable Value
03	TRAVIS COUNTY	0.318239	\$70,000	\$70,000
05	CITY OF MANOR	0.747000	\$70,000	\$70,000
0A	TRAVIS CENTRAL APP DIST	0.000000	\$70,000	\$70,000
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.098684	\$70,000	\$70,000
34	MANOR ISD	1.352000	\$70,000	\$70,000
68	AUSTIN COMM COLL DIST	0.098700	\$70,000	\$70,000
72	TRAVIS CO ESD NO 12	0.100000	\$70,000	\$70,000

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

**IMPROVEMENT****LAND**

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.2296	10,000.06	\$7.00	\$70,000	\$0

**DEED HISTORY**

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
8/21/21	WD	WARRANTY DEED	HUTCHINS BARBARA JEAN	CHEN WENKAI				2021189596
2/16/83	WD	WARRANTY DEED	HUTCHINS BARBARA	HUTCHINS BARBARA JEAN		07996	00320	
2/16/83	WD	WARRANTY DEED		HUTCHINS BARBARA		07996	00320	
2/16/83	WD	WARRANTY DEED	BURNS JACK ESTATE			07996	00320	

*Item 13.*

.28.2023

**PROJECT OWNER**  
Katherine Chen

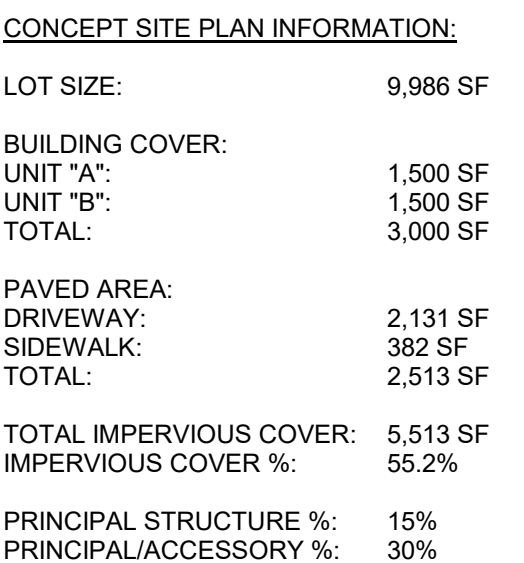
PROJECT NAME  
707 N. Bastrop St.  
Manor, Texas 78653

28.2023

ARCHITECTURAL  
SITE PLAN

-100

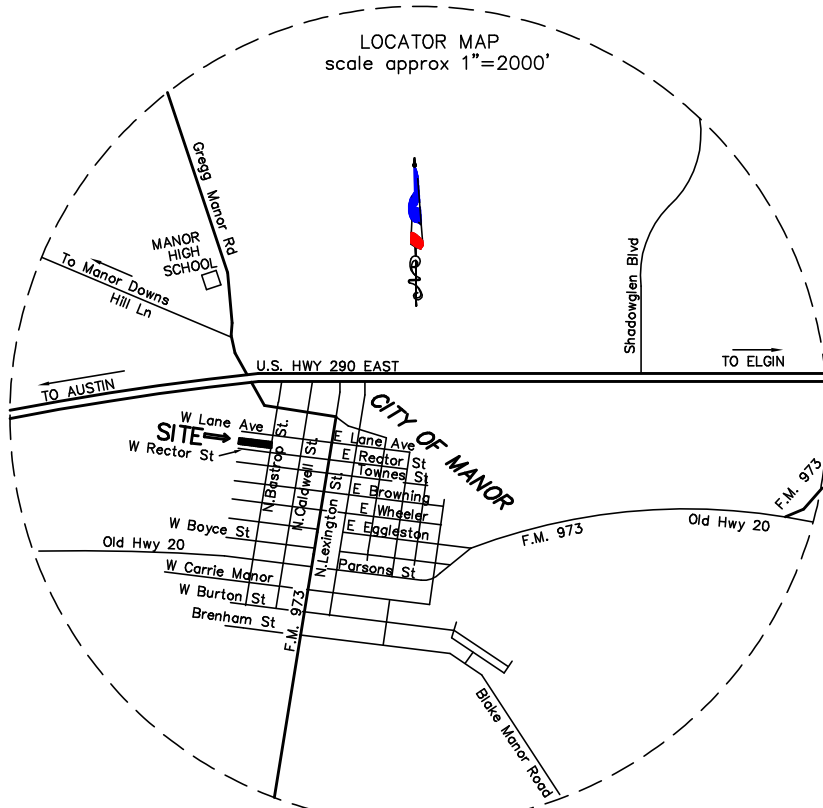
224



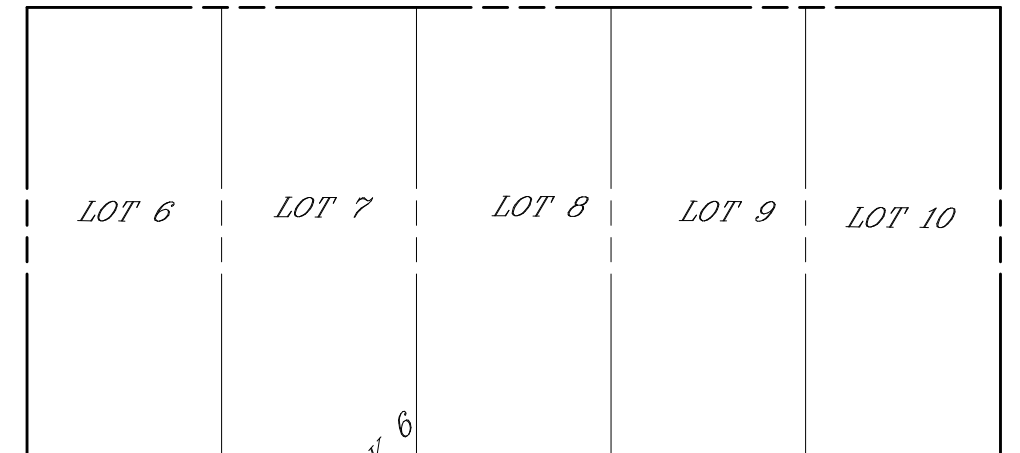
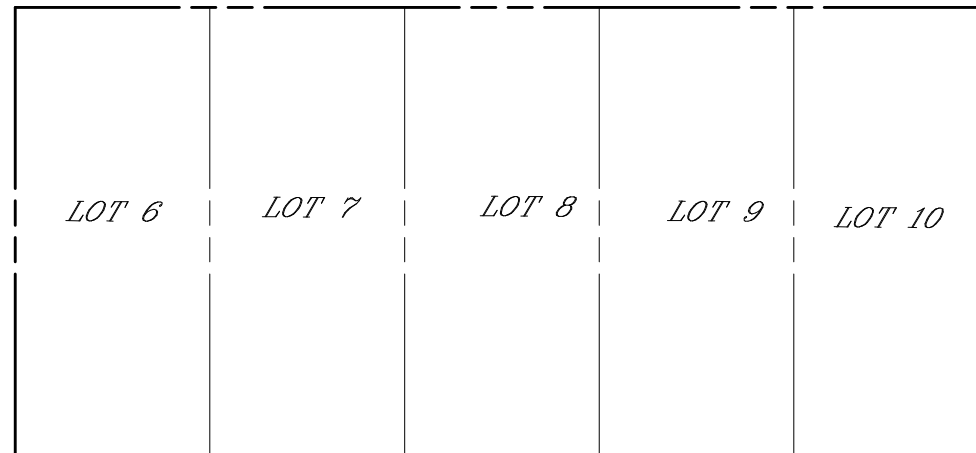
## CONCEPT SITE PLAN

2/28/2023 7:45:06 PM

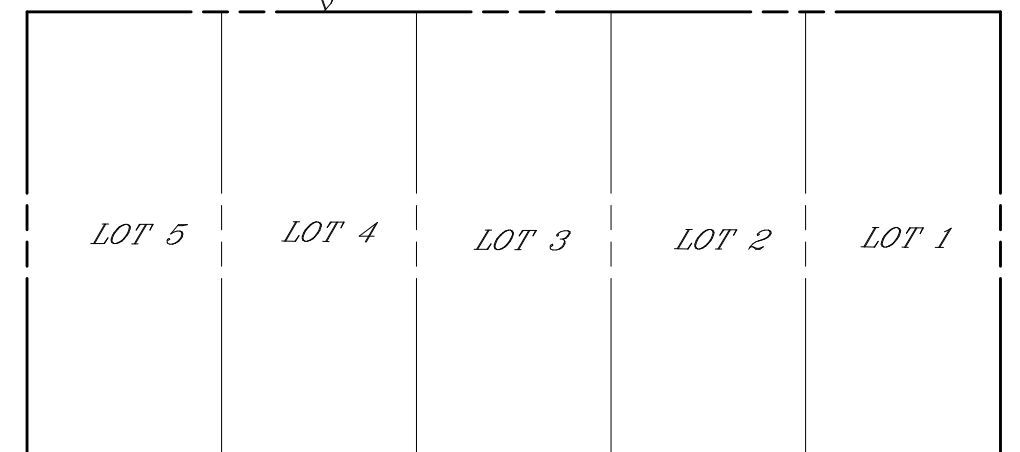
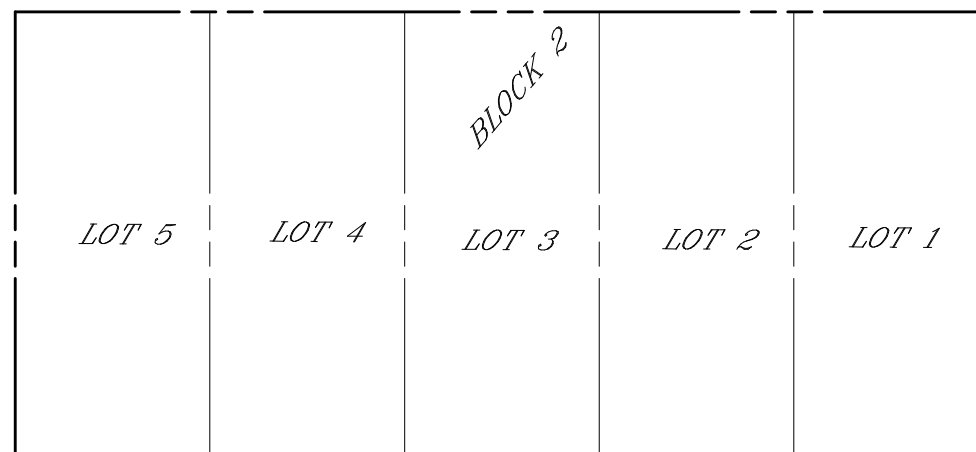
*RESUBDIVISION OF PORTION OF LOTS 6-10 A.E. LANE'S ADDITION TO THE TOWN OF MANOR  
SHORT FORM FINAL PLAT*



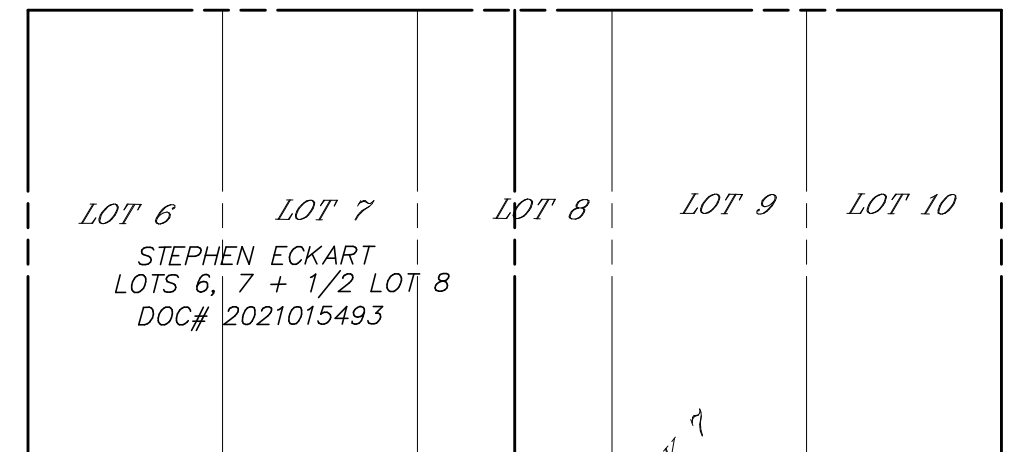
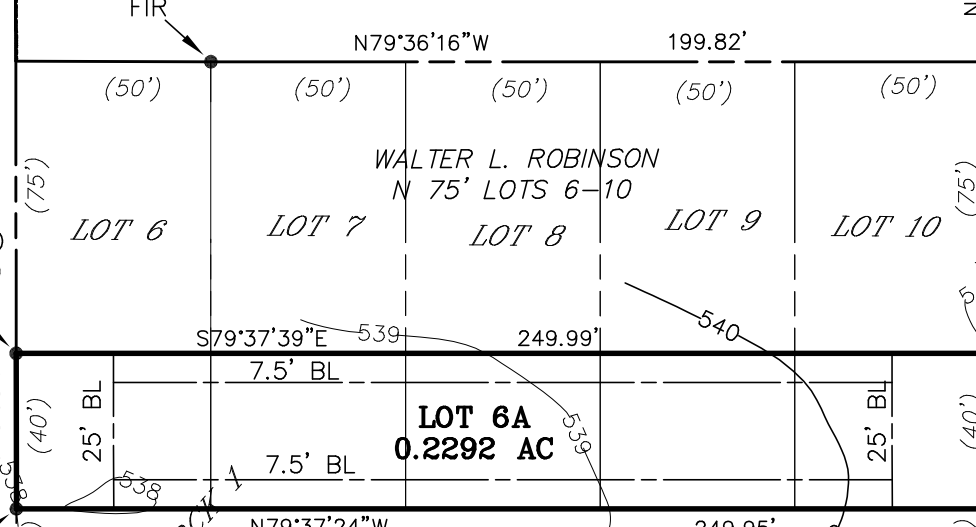
*WEST MURRAY ST*



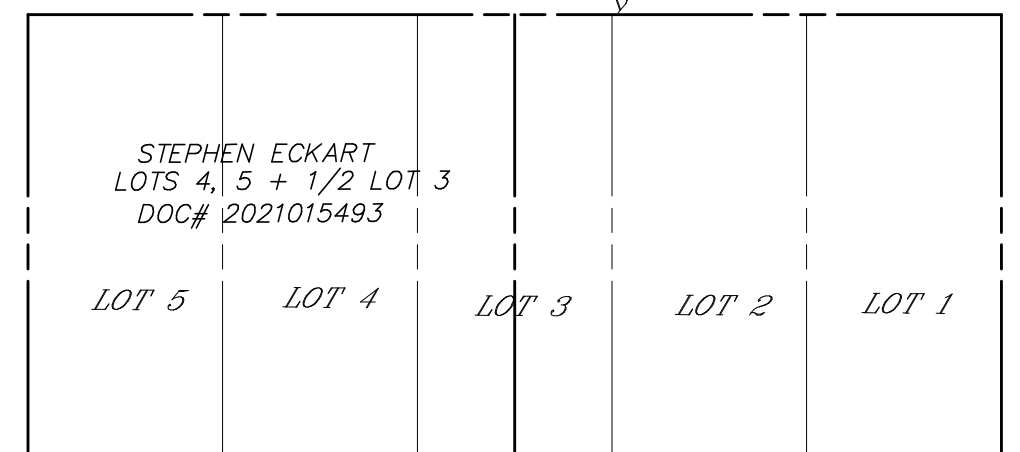
20' ALLEY



*WEST LANE AVENUE*  
*60' ROW*



20' ALLEY BLOC



*RECTOR STREET*  
*60' ROW*

## FIELD NOTES

0.2292 ACRES OF LAND OUT OF AND A PART OF THE JASPER MANOR SURVEY, CITY OF MANOR, TRAVIS COUNTY, TEXAS, BEING THE SOUTH 40 FEET OF LOTS 6-10, BLOCK 1, A.E. LANE'S ADDITION TO THE TOWN OF MANOR, TRAVIS COUNTY, TEXAS, CONVEYED TO WENKAI CHEN BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021189596, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. FOR WHICH A MORE PARTICULAR DESCRIPTIONS BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING at a 1/2' iron rod found with cap(premier) in the west right of way of North Bastrop Street, at the SE corner of that certain 0.2292 acre of land described in Document No. 2021189596, Official Public Records, Travis County, Texas, same being the SE corner of Lot 10, Block 1, A.E. Lane's Addition to the town of Manor, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 2, Page 223, Plat Records, for the SE corner hereof, and further being in the north line of the 20 foot alley in Block 1;

THENCE N79°37'24"W, along said alley for a distance of 249.95 feet to a 1/2" iron rod with cap(premier) found at the SW corner of Lot 6, Block 1, for the SW corner hereof, same being in the west line of a 20.00 acre tract conveyed to River City Partners LTD by deed recorded in Document No. 2005128121, Official Public Records;

THENCE N10°18'08"E along said west line hereof for a distance of 39.94 feet to a 1/2" iron rod with cap (premier) found at the NW corner hereof, also being the south line of a tract conveyed to Walter L. Robinson, being the North 75 feet of lots 6-10, Block 1;

THENCE S79°37'39"E, crossing through said lots for a distance of 249.99 feet to a 1/2" iron rod with cap(premier) found in the west line of North Bastrop Street, in the east line of Lot 10, for the NE corner hereof, from which point a 1/2" iron rod found at the NE corner of Lot 10 bears N10°15'22"E at a distance of 74.81 feet;

THENCE S10°21'28"W along the west ROW of North Bastrop Street for a distance of 39.96 feet to the POINT OF BEGINNING of this tract, containing 0.2292 acres of land, more or less.

**OWNER:**  
WENKAI CHEN  
1132 NORTHWESTERN AVE UNIT A  
AUSTIN, TEXAS 78702

**LEGAL DESCRIPTION:**  
0.2292 ACRES OF LAND OUT OF AND A PART OF THE JASPER MANOR SURVEY, CITY OF MANOR, TRAVIS COUNTY, TEXAS, BEING THE SOUTH 40 FEET OF LOTS 6-10, BLOCK 1, A.E. LANE'S ADDITION TO THE TOWN OF MANOR, TRAVIS COUNTY, TEXAS.

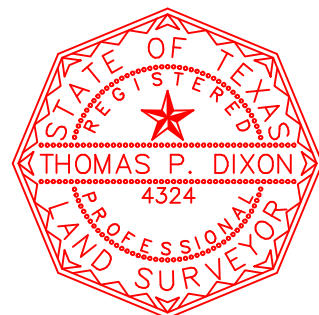
PROPOSED 1 RESIDENTIAL LOT  
PREPARATION DATE: JANUARY 17, 2023  
SUBMITTAL DATE: APRIL 27, 2017

PAGE 2 OF 2

### Surveyors Certification

I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF THE CITY OF MANOR SUBDIVISION ORDINANCE, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION, ON THE GROUND, JANUARY 17, 2023

THOMAS P. DIXON R.P.L.S. #4324  
WATERLOO SURVEYORS LLC  
P.O. BOX 160176  
AUSTIN, TEXAS 78716-0176  
Phone: 512-481-9602  
www.waterloosurveyors.com  
FIRM# 10124400  
A1079P



RESUBDIVISION OF PORTION OF LOTS 6–10 A.E. LANE’S ADDITION TO THE TOWN OF MANOR  
SHORT FORM FINAL PLAT

State of Texas:  
County of Travis:   KNOW ALL PERSONS BY THESE PRESENTS:

THAT I, WENKAI CHEN, OWNER OF 0.2292 ACRES OF LAND OUT OF AND A PART OF THE JASPER MANOR SURVEY, IN THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, BEING THE SOUTH 40 FEET OF LOTS 6–10, BLOCK 1, A.E. LANE’S ADDITION TO THE TOWN OF MANOR, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 2, PAGE 226, PLAT RECORDS, CONVEYED TO ME BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021189596, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DO HEREBY RESUBDIVIDE SAID 0.2292 ACRES PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 OF THE LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, TO BE KNOWN AS:

RESUBDIVISION OF A PORTION OF LOTS 6–10, A.E. LANE’S ADDITION TO THE TOWN OF MANOR

AND DO DEDICATE TO THE PUBLIC FOREVER THE USE OF ALL STREETS AND EASEMENTS SHOWN ON SAID PLAT, THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN ON SAID PLAT, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_

\_\_\_\_\_  
WENKAI CHEN  
1132 NORTHWESTERN AVE UNIT A  
AUSTIN, TEXAS 78702

State of Texas:  
County of Travis:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WENKAI CHEN, KNOWN KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_DAY OF \_\_\_\_\_, 202\_\_, A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS.

NOTARY: \_\_\_\_\_  
PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

JURISDICTION

THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_DAY OF \_\_\_\_\_, 202\_\_.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_DAY OF \_\_\_\_\_, 202\_\_.

APPROVED: ATTEST:

\_\_\_\_\_  
LAKESHA SMALL, CHAIRPERSON LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_DAY OF \_\_\_\_\_, 202\_\_.

APPROVED: ATTEST:

\_\_\_\_\_  
DR. CHRISTOPHER HARVEY, MAYOR LLUVIA T. ALMARAZ, CITY SECRETARY

NOTES:

- 1. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MANOR AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF MANOR, WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
- 2. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF MANOR.
- 3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF MANOR WATER SUPPLY COMPANY AND TO CITY OF MANOR WASTEWATER SERVICE.
- 4. PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
- 5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF MANOR FOR REVIEW. RAINFALL RUN–OFFS SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- 6. THE PROPERTY OWNERS OR ASSIGNS SHALL MAINTAIN ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY.
- 7. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 8. BUILDING SET–BACK LINES ARE IN CONFORMANCE WITH CITY OF MANOR ZONING REGULATIONS.
- 9. NO PORTION OF THIS TRACT IS IN A FLOOD HAZARD ZONE AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION DEPARTMENT OF HUD FLOOD BOUNDARY MAP AS PER MAP NO. 48453C0485J, TRACT IS IN ZONE X, DATED AUGUST 18, 2014
- 10. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WASTEWATER SYSTEM.
- 11. WATER IS SUPPLIED BY THE CITY OF MANOR.
- 12. THE PROPOSED USAGE IS RESIDENTIAL.
- 13. PLAT WILL REQUIRE A SETBACK VARIANCE.
- 14. PLAT WILL REQUIRE A LOT–WIDTH VARIANCE.
- 15. A SIDEWALK IS NEEDED TO BE PROPOSED ALONG NORTH BASTROP STREET.
- 16. PERFORMANCE AND MAINTENANCE GUARANTEES AS REQUIRED BY THE CITY.

COUNTY CLERK

State of Texas:  
County of Travis:

I, DYANA LIMON–MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND IT’S CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_, A.D. AT \_\_\_\_O’CLOCK \_\_\_\_M., DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_ , 202\_\_ A.D. AT \_\_\_\_ O’CLOCK\_\_\_\_M., PLAT RECORDS IN SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

DYANA LIMON–MERCADO, COUNTY CLERK TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
BY DEPUTY

FEB 16-83 2255

WARRANTY DEED

3-10 6028

THE STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That Johnnie Mae Fisher

of the County of Travis and State of Texas for and in  
consideration of the sum of Ten (\$10.00) Dollars and the payment of real property taxes,  
and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of  
which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto  
Barbara Hutchins, whose address is 4804 B Hillspring Circle, Austin, Texas 78721  
of the County of Travis and State of Texas, all of  
the following described real property in Travis County, Texas, to-wit:

The South Forty (40) feet of Lots 6-10, Block 1, A. E. LANE ADDITION, an addition in  
Travis County, Texas, according to the plat recorded in Volume 2, Page 223, Plat  
Records, Travis County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and  
appurtenances thereto in anywise belonging, unto the said grantee her heirs and assigns  
forever; and I do hereby bind myself, my heirs, executors and administrators to  
WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, her  
heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made subject to all easements, covenants, restrictions and conditions  
of record pertaining to the above described property, as recorded in the office of the  
Travis County Clerk.

Grantor warrants that the above described property is her sole and separate property,  
acquired by descent and distribution from her mother, Carrie Sorrells.

EXECUTED this 16th day of February, A.D. 19 83

DEED RECORDS  
Travis County, Texas

Johnnie Mae Fisher  
Johnnie Mae Fisher

7996 320

Mailing address of each grantee:

Name: Barbara Hutchins  
Address: 4804 B Hillspring  
Austin, TX 78721

Name:  
Address:

3-10 6029

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the  
by Johnnie Mae Fisher

16<sup>th</sup> day of February, 1983

Cheryl D. Melrose  
Cheryl D. Melrose

My commission expires: **NOTARY SEAL**  
May 28, 1985

Notary Public, State of Texas  
Notary's printed name:

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the  
by

day of, 19

My commission expires:

Notary Public, State of Texas  
Notary's printed name:

(Corporate Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the day of  
by of  
a corporation, on behalf of said corporation.

My commission expires:

Notary Public, State of Texas  
Notary's printed name:

AFTER RECORDING RETURN TO:

Barbara Hutchins  
4804 B Hillspring  
Austin, TX 78721

STATE OF TEXAS COUNTY OF TRAVIS  
I hereby certify that this Instrument was FILED on the  
state and at the time stamped hereon by me; and was duly  
RECORDED, in the Volume and Page of the named RECORDS  
of Travis County, Texas, as stamped hereon by me, on

FEB 17 1983



Loris D. Hampshire  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

7993 321

to a grade parallel with the longitudinal street grade, and the ground elevation at the right-of-way line shall be not more than two (2) feet, nor less than three (3) inches above the elevation of the top of the adjacent curb. Landing walks of a width not less than eighteen (18) inches may be installed abutting the rear of the curb.

Sec. 6.5 LOTS: Standards that apply to residential lots follow.

6.501. Lot Size: All lots within subdivisions within the jurisdiction of this Ordinance, both inside and outside the City, shall meet the following conditions:

A. The depth of any lot shall not exceed three (3) times the average of the front lot and rear lot dimensions.

B. The minimum area of any lot shall be not less than seventy five hundred (7,500) square feet. For lots not to be served by sanitary sewer, where results of a percolation test prescribed by the Travis County Health Officer deems the minimum lot area insufficient, the City shall require additional area sufficient to accommodate the sanitary facilities deemed necessary by the Travis County Health Officer; provided that if the lot is within an area officially designated commercial by the City Council, then, such lot size shall be adequate to meet anticipated needs.

C. Corner lots shall have a minimum width of seventy-five (75) feet.

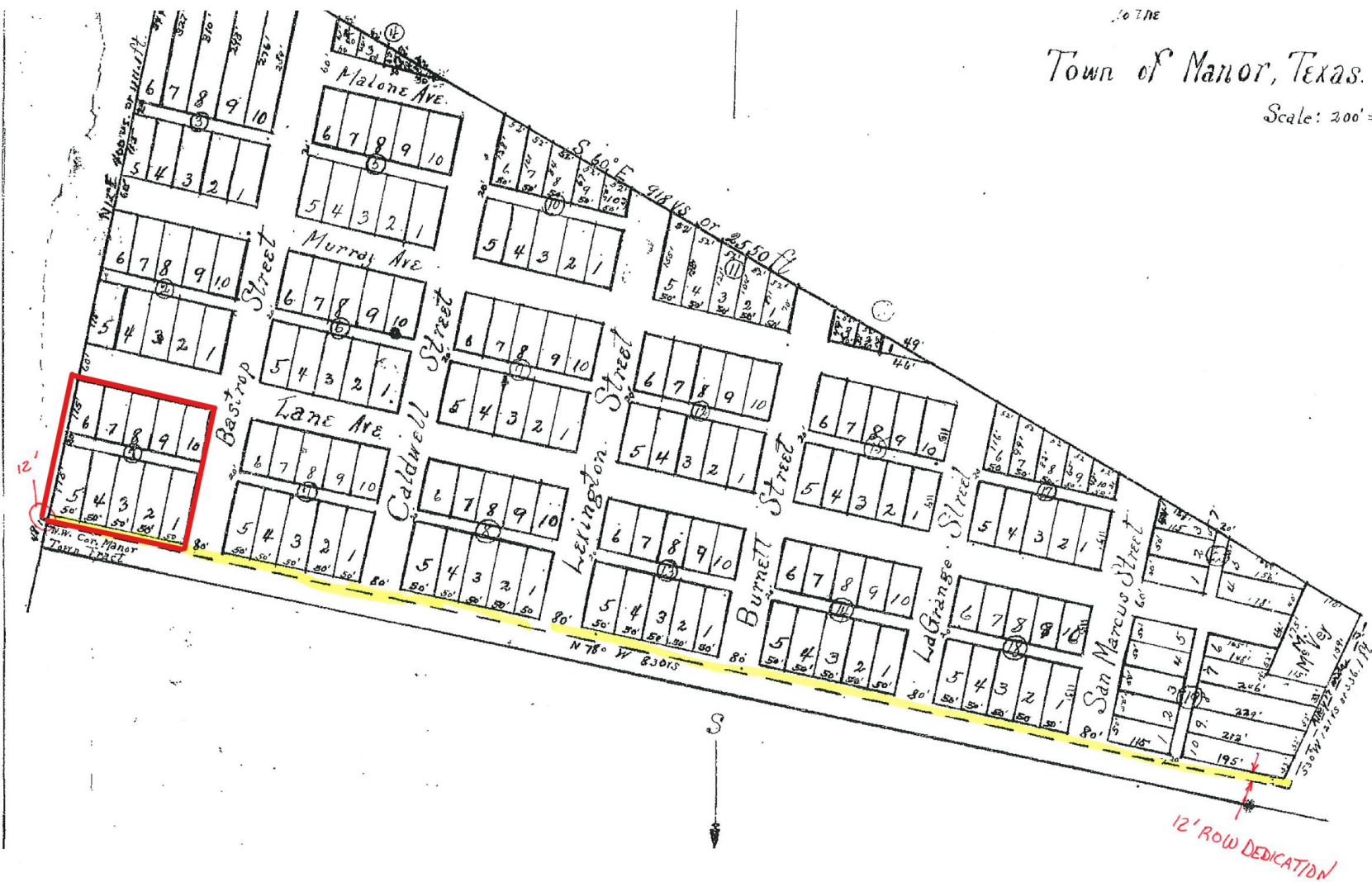
D. Minimum usable lot depths for lots backing on natural drainage easements shall be not less than one hundred (100) feet measured between front lot line and drainage easement.

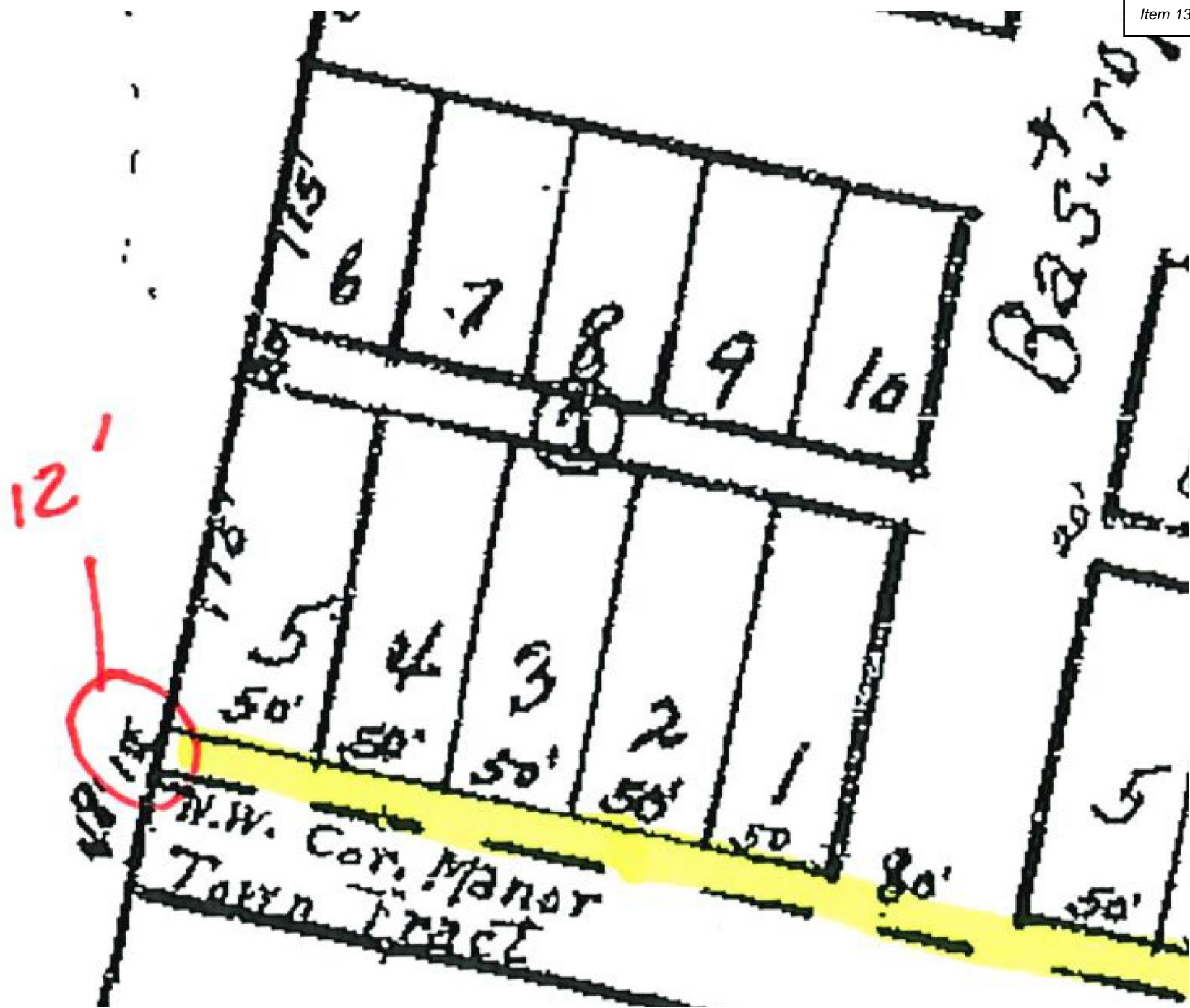
6.502. Lot Facing:

A. Street Frontage: Each lot shall be provided with the minimum frontage on an existing or proposed public street required by the Zoning Ordinance.

A.E. LANE ADDITION PLAT MAP

Town of Manor, Texas.  
Scale: 200' = 1 inch.







1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Thursday, April 6, 2023

Katherine Chen  
SAVVY ATX REALTY LIMITED LIABILITY COMPANY  
100 Congress AVE STE 2000, Austin TX 78701  
Austin TX 78701  
katherine.chen@savvytech.us

Permit Number 2023-P-1522-SF  
Job Address: 707 Bastrop, Manor, TX. 78653

Dear Katherine Chen,

The first submittal of the 707 Bastrop St Short Form Final Plat (*Short Form Final Plat*) submitted by SAVVY ATX REALTY LIMITED LIABILITY COMPANY and received on April 19, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

### Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

1. Note: Submit the short form final plat as one PDF, not individual sheets.
2. Will the water be supplied by Manville or City of Manor? Notes 3 and 11 are contradicting. If water is supplied by Manville, provide documentation that this has been approved by Manville.
3. Provide X and Y coordinates for four (4) property corners, using the state plane coordinate system.
4. Provide the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries. As per Manor Code of Ordinance Chapter 14 Section 14.02.007
5. A sidewalk is needed to be proposed along North Bastrop Street, if you have any questions you can defer to Scott Dunlop.
6. Provide the following note "Performance and maintenance guarantees as required by the City".

4/6/2023 12:13:37 PM  
707 Bastrop St Short Form Final Plat  
2023-P-1522-SF  
Page 2

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Tyler Shows  
Staff Engineer  
GBA

## Answers to Engineer Review

April 18, 2023

City of Manor  
Development Services Department  
Attn: Mr. Scott Dunlop, Director  
105 E. Eggleston Street  
Manor, Texas 78653

Re: [707 BASTROP ST TX 78653](#)  
Permit Number 2023-P-1522-SF

**Dear Mr. Dunlop,**

We received the review/feedback related to “707 Bastrop St Short Form Final Plat” and revised the project plans accordingly to address the comments noted. Please see the details of our revisions below.

**Engineer Review – Please see our answers in red pen below.**

1. Note: Submit the short form final plat as one PDF, not individual sheets.
  - **Katherine: Done. We combined it to one PDF.**
2. Will the water be supplied by Manville or City of Manor? Notes 3 and 11 are contradicting. If water is supplied by Manville, provide documentation that this has been approved by Manville.
  - **Katherine: The water will be supplied by City of Manor. Please see Notes 3.**
3. Provide X and Y coordinates for four (4) property corners, using the state plane coordinate system.
  - **Katherine: Done. Please see the updates in the PDF, all corners were updated.**
4. Provide the location of building setback lines, as required by the City’s Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries. As per Manor Code of Ordinance Chapter 14 Section 14.02.007 \
  - **Katherine: Building setback lines were updated. Per Tyler: “The second part of comment #4 is a standard comment that the City of Manor uses, based on this Short Form Final Plat, since there are already existing utilities in the area (within existing easements) no additional easements are required.”, hence no additional easements are required.**
5. A sidewalk is needed to be proposed along North Bastrop Street, if you have any questions you can defer to Scott Dunlop.
  - **Katherine: Since the sidewalk will be proposed during the construction, we added Notes 15 “15.A SIDEWALK IS NEEDED TO BE PROPOSED ALONG NORTH BASTIROP STIREET.”**
6. Provide the following note “Performance and maintenance guarantees as required by the City”.
  - **Katherine: Done. Please see Notes 16. “16: PERFORMANCE AND MAINTENANCE GUARANTEES AS REQUIRED BY THE CITY.”**

Please let me know if you have any questions.  
Respectfully,



Katherine Chen  
Savvy ATX Realty



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Monday, May 15, 2023

Katherine Chen  
SAVVY ATX REALTY LIMITED LIABILITY COMPANY  
100 Congress AVE STE 2000, Austin TX 78701  
Austin TX 78701  
katherine.chen@savvytech.us

Permit Number 2023-P-1522-SF  
Job Address: 707 Bastrop, Manor 78653

Dear Katherine Chen,

We have conducted a review of the final plat for the above-referenced project, submitted by Katherine Chen and received by our office on April 19, 2023, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads 'Pauline M. Gray'.

Pauline Gray, P.E.  
Lead AES  
GBA



5/31/2023

## City of Manor Development Services

# Notification for a Subdivision Short Form Final Plat

Project Name: 707 Bastrop St Short Form Final Plat  
 Case Number: 2023-P-1522-SF  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Short Form Final Plat for 707 Bastrop St, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Short Form Final Plat for one (1) lot on .23 acres, more or less, and being located at 707 Bastrop St, Manor, TX.**

***Applicant: SAVVY ATX REALTY LIMITED LIABILITY COMPANY***

***Owner: Wenkai Chen***

The Planning and Zoning Commission will meet at 6:30PM on 6/14/2023 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Subdivision Short Form Final Plat has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

**105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653  
 (T) 512.272.5555 • (F) 512.272.8636 • WWW.CITYOFMANOR.ORG**

MARTINEZ ORALIA  
1301 CHICON ST 303  
AUSTIN TX 78702-2154

CERON AMPARO PATRICIA C & MIGUEL ANEL  
CASTILLO MENDIETA  
305 W TOWNES ST  
MANOR TX 78653-2107

PAZ NAUL MAURICIO & ZOILA MORE  
1116 CANYON MAPLE RD  
PFLUGERVILLE TX 78660-5808

JASMIN SHAKESPEARE & LINDA  
PO BOX 455 MANOR TX 78653-0455

ECKART STEPHEN  
PO BOX 170309  
AUSTIN TX 78717-0019

JACKSON BONNIE & VSYNTHIA  
%LENA MCCOY  
PO BOX 985  
MANOR TX 78653-0985

GUERRERO JOSE  
& MAXIMINA CLEMENS  
307 W TOWNES ST  
MANOR TX 78653-2107

ROMERO RONALDO & ANTONIA  
5808 HERON DR  
BUDA TX US 78610

FORREST DELORES M  
3262 KESTRAL WAY  
SACRAMENTO CA 95833-9616

LOZANO BENJAMIN KEEF  
8005 Briarwood Ln  
Austin TX 78757-8111

SEPECO  
PO BOX 170309  
AUSTIN TX 78717-0019

BARRS PHYLLIS Y & SANDRA V  
% S MCCARTHER LIFE ESTATE  
13604 HARRIS RIDGE BLVD UNIT A  
PFLUGERVILLE TX 78660-8892

TREJO GERARDO &  
JENNIFER I BARAHONA DE TREJO  
801 CALDWELL ST  
MANOR TX 78653-3318

RIVER CITY PARTNERS LTD  
501 E KOENIG LN  
AUSTIN TX 78751-1426

SHAW HUGHIE L & RUBY L  
8808 CINCH LN # 1060  
AUSTIN TX 78724-5011

GARCIA EDWARD  
PO BOX 452  
MANOR TX 78653-0452

ROBINSON WALTER L  
% CURTIS ROBINSON  
3608 EAGLES NEST ST  
ROUND ROCK TX 78665-1131

LUNA BENITA GONZALEZ  
802 N BASTROP ST  
MANOR TX 78653-5430

JOHNSON ONNIE MAE LIFE ESTATE  
PO BOX 228  
MANOR TX 78653-0228

MANOR INDEPENDENT SCHOOL  
DISTR DISTRICT  
PO BOX 359  
MANOR TX 78653-0359

TURMAN THOMAS M  
21609 UNION LEE CHURCH RD  
MANOR TX 78653-5329



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** June 14, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on Rezoning Application for five (5) lots on .23 acres, more or less, out of the South 40 ft of Lots 6-10, Block 1, AE Lanes Addition, and being located at 707 Bastrop St, Manor, TX from Single-Family Suburban (SF-1) to Two-Family Residential (TF).

**Applicant:** Saavy ATX Realty LLC

**Owner:** Wenkai Chen

### BACKGROUND/SUMMARY:

This is a narrow (40') but deep (250') lot on North Bastrop Street. Sometime in the 1980s, or possibly even 1950's, the 5 lots on West Lane Ave were broken up and the back 40' of each lot was sold to create this 40' x 250' lot. Its unique size and shape makes it more challenging to develop but the applicant is seek to rezone it from Single Family Suburban (SF-1) to Two-Family (TF) to be able to place a two-family building on the property. The lot meets the minimum lot size for a Two-Family lot, it's 10,000 sf while the minimum is 8,750 sf, however the narrowness of the lot will require a variance when it is platted to the lot width and setbacks to make development feasible. These variances would be necessary even if the property remained zoned SF-1.

The Comprehensive Plan's Future Land Use Map has this general area as Community Mixed-Use which generally seeks higher densities, but given the character of the neighborhood and unique lot size, a two-family dwelling unit would be appropriate and achieve some of the goals of the Plan including: LU2 – encourage a range of product types and lot sizes, ED14 – encourage diverse housing in terms of type and affordability to align with workforce needs, LU.A – encourage a balanced mix of residential, commercial, and employment uses at varying densities and intensities to reflect gradual transition from urban to suburban to rural development, LU.B – promote more compact, higher density, well-connected development within appropriate infill locations, LU 1 – encourage innovative forms of compact, pedestrian friendly development and wider array of affordable housing choices through smart regulatory provisions and incentives, DU 11 – increase development of housing units close to multi-modal infrastructure and mixed-use developments, including in Downtown.

This item was postponed at the April 12<sup>th</sup> and the May 10<sup>th</sup> meetings so the applicant can provide updated renderings of the proposed units. Those have not been provided so the item is recommended to be pulled.

**LEGAL REVIEW:** Not Applicable  
**FISCAL IMPACT:** NO  
**PRESENTATION:** NO  
**ATTACHMENTS:** YES

- Letter of intent
- Rezone Map
- Aerial Image
- Conceptual Layout
- FLUM
- Public Notice
- Mailing Labels

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission pull from consideration a Rezoning Application for five (5) lots on .23 acres, more or less, out of the South 40 ft of Lots 6-10, Block 1, AE Lanes Addition, and being located at 707 Bastrop St, Manor, TX from Single-Family Suburban (SF-1) to Two-Family Residential (TF)

<b>PLANNING &amp; ZONING COMMISSION:</b>	<b>Recommend Approval</b>	<b>Disapproval</b>	<b>None</b>
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# Letter of Intent

March 12, 2023

City of Manor  
Development Services Department  
Attn: Mr. Scott Dunlop, Director  
105 E. Eggleston Street  
Manor, Texas 78653

Re: **707 BASTROP ST TX 78653**

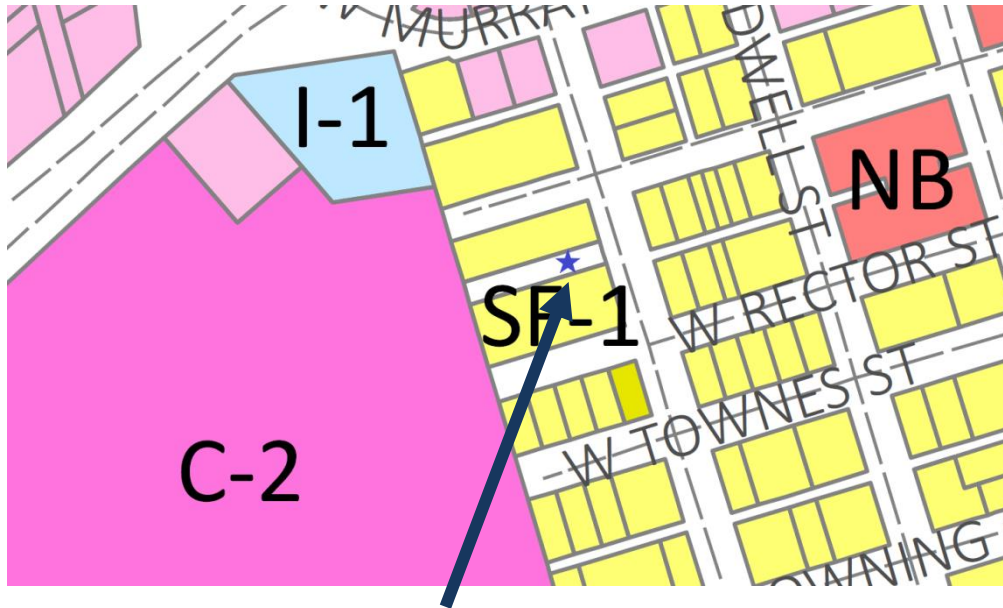
**Dear Mr. Dunlop,**

We are writing to you to zone the subject property to TF.

The subject property 707 Bastrop ST TX 78653, Legal description as: **S40FT OF LOT 6-10 BLK 1 LANE A E ADDN**. The current configuration is 39.94 ft wide and 250 ft long, with a total of 9,986 sqft.

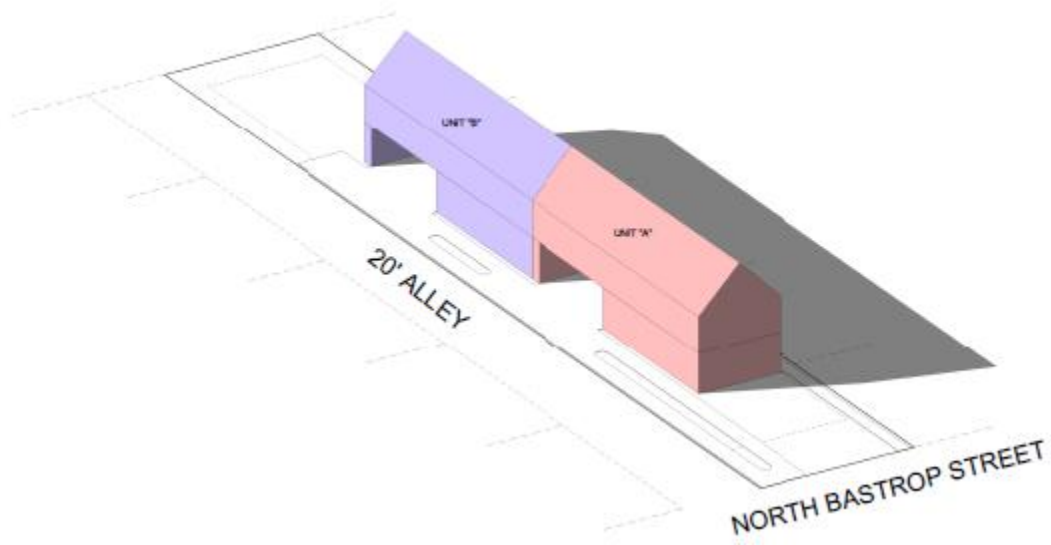
We are requesting to:

1. Zone it as TF (Two-Family) – currently it doesn't have zoning assigned ( (per zoning map downloaded from <https://www.cityofmanor.org/>), see below. Since the total lot size is 9,986 sqft, we are proposing the property to **TF (Two Family)** in support the growth of Manor TX.



Subject Property: **707 BASTROP ST TX 78653**

Please see below conceptual design of the proposed TF (duplex).

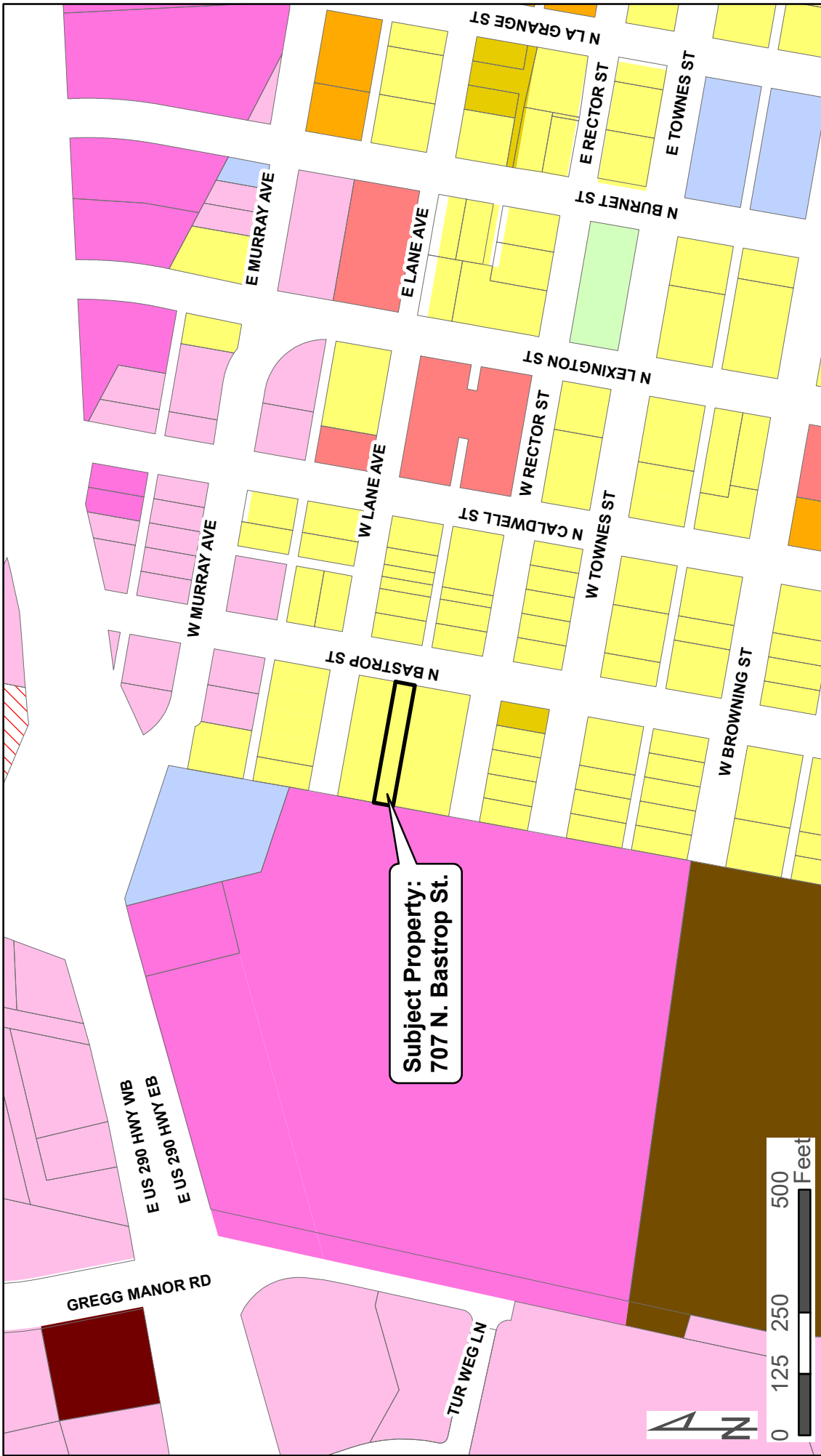


Please help to grant these requests and let me know if you have any questions.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Katherine Chen', written in a cursive style.

Katherine Chen  
Savvy ATX Realty

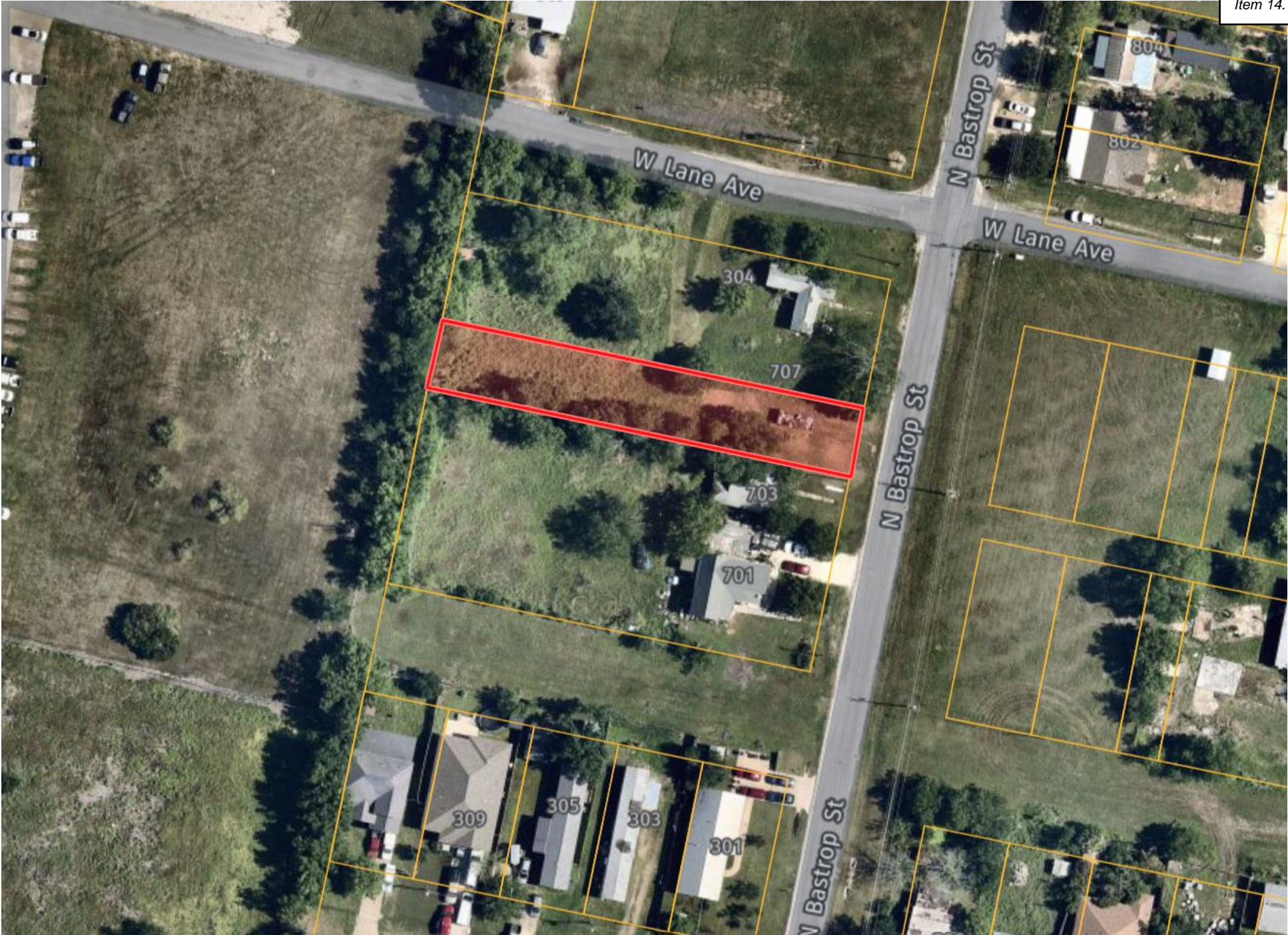


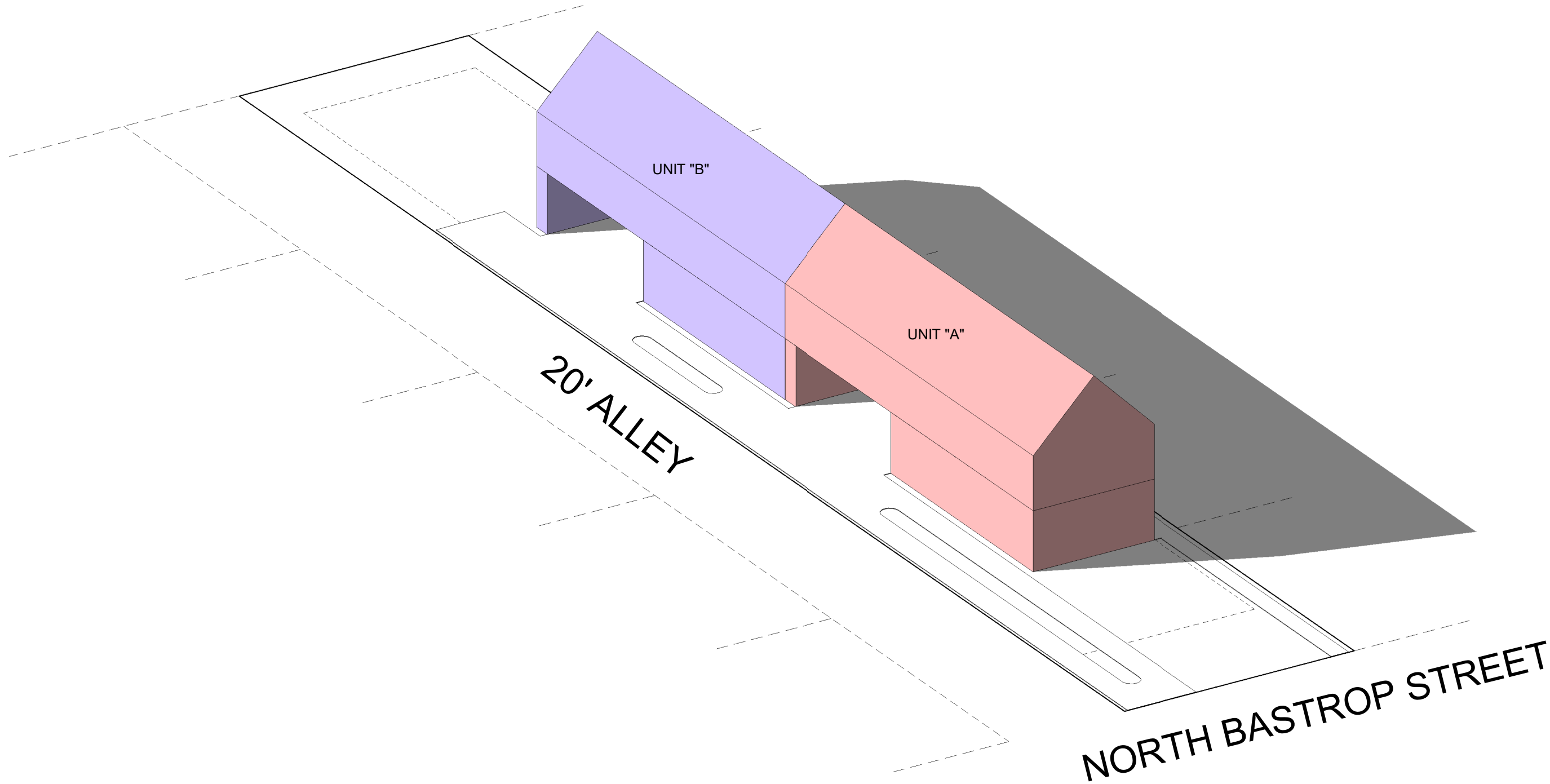
Zone		Item 14.	
GO - General Office		GO - General Office	
C-1 - Light Commercial		C-1 - Light Commercial	
C-2 - Medium Commercial		C-2 - Medium Commercial	
C-3 - Heavy Commercial		C-3 - Heavy Commercial	
NB - Neighborhood Business		NB - Neighborhood Business	
DB - Downtown Business		DB - Downtown Business	
IN-1 - Light Industrial		IN-1 - Light Industrial	
IN-2 - Heavy Industrial		IN-2 - Heavy Industrial	
PUD - Planned Unit Development		PUD - Planned Unit Development	
ETJ		ETJ	
A - Agricultural		A - Agricultural	
SF-1 - Single Family Suburban		SF-1 - Single Family Suburban	
SF-2 - Single Family Standard		SF-2 - Single Family Standard	
TF - Two Family		TF - Two Family	
TH - Townhome		TH - Townhome	
MF-1 - Multi-Family 15		MF-1 - Multi-Family 15	
MF-2 - Multi-Family 25		MF-2 - Multi-Family 25	
MH-1 - Manufactured Home		MH-1 - Manufactured Home	
I-1 - Institutional Small		I-1 - Institutional Small	
I-2 - Institutional Large		I-2 - Institutional Large	

Current:  
Single Family Suburban (SF-1)

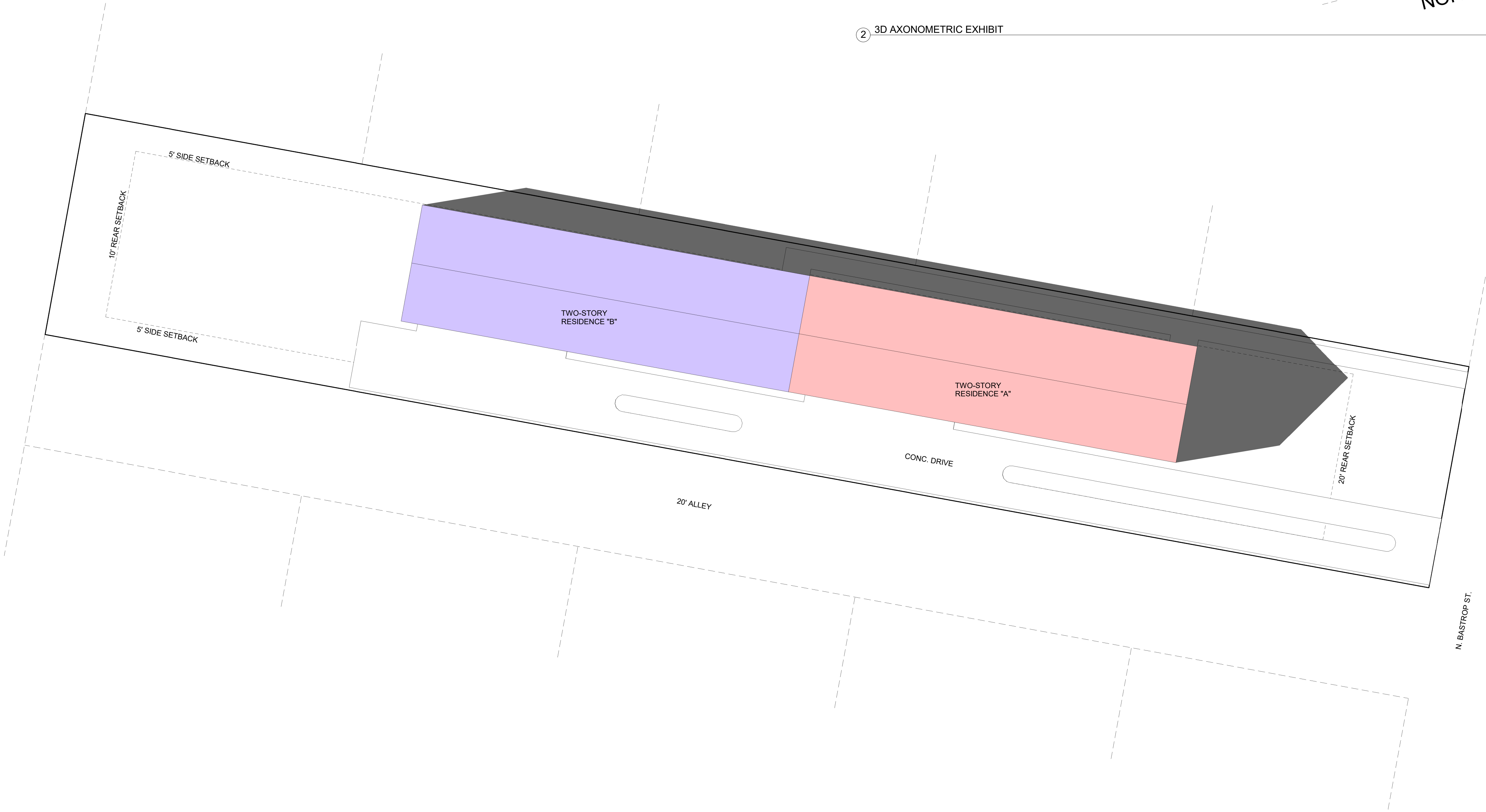
Proposed:  
Two-Family (TF)







2 3D AXONOMETRIC EXHIBIT



CONCEPT SITE PLAN INFORMATION:

LOT SIZE:	9,986 SF
BUILDING COVER:	
UNIT "A":	1,500 SF
UNIT "B":	1,500 SF
TOTAL:	3,000 SF
PAVED AREA:	
DRIVEWAY:	2,131 SF
SIDEWALK:	382 SF
TOTAL:	2,513 SF
TOTAL IMPERVIOUS COVER:	5,513 SF
IMPERVIOUS COVER %:	55.2%
PRINCIPAL STRUCTURE %:	15%
PRINCIPAL/ACCESSORY %:	30%

## COMMUNITY MIXED-USE

The Community Mixed-Use allows a combination of dense residential and nonresidential uses in a compact design to create a walkable environment, but at a larger scale than Neighborhood Mixed-Use.

The category encourages a density range of 18-40 dwelling units per acre, although elements within a coordinated community mixed-use area could reach higher densities provided superior access to services and amenities and appropriate compatibility to adjacent uses is provided.

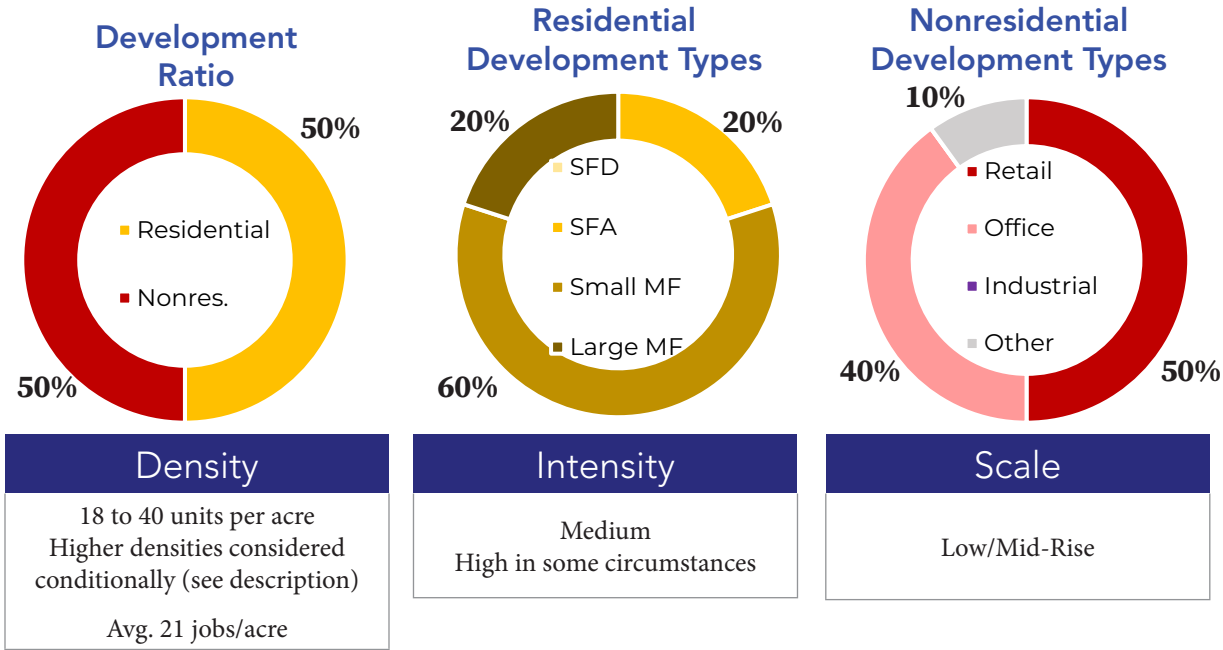
Community Mixed-Use areas allow residential units in close proximity to goods, services and civic activities, reducing residents’ dependence on the car.

Community Mixed-Use places a great emphasis on the following design elements: density, intensity and scale; the mix of housing; walkability; streetscapes and a high quality public realm; parking management; and access to amenities such as parks, civic spaces and neighborhood services.

This district is especially appropriate for several needs that residents of Manor currently look elsewhere to provide, including:

- Healthcare services, including hospitals.
- Larger employers in a variety of industries that residents currently commute to outside of Manor.
- Specialized facilities that support workforce and skills development, such as information technology, skilled trades and advanced manufacturing; provided such facilities fit the form described above.

Figure 3.9. Community Mixed-Use Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered appropriate since the intent is to provide retail, services, activity centers and diversified housing to support surrounding neighborhoods, achieve strong fiscal performance, and drive community identity and gathering.
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●●●○○	This can be appropriate provided that the overall Community Mixed-Use area also contains mixed-use buildings and/or shopping centers with which this product integrates in a manner to promote walkability and access. Can be utilized as a transition between Community Mixed-Use and other uses. These development types should be located on secondary roads rather than primary thoroughfares, as primary frontages are best reserved for ground-floor retail and services.
Apartment House (3-4 units)	●●●○○	
Small Multifamily (8-12 units)	●●●○○	
Large Multifamily (12+ units)	●●●○○	
Mixed-Use Urban, Neighborhood Scale	●●●●●	This is the ideal form of development within the Community Mixed Use category; provides for activity centers, retail, services and diverse housing options. Design should emphasize the pedestrian experience rather than people driving automobiles. Vertical mixed-use is likely most appropriate, in order to achieve the intended densities. Ground floor uses are encouraged to be food and beverage or pedestrian-oriented retail and services, to promote foot traffic and activity.
Mixed-Use Urban, Community Scale	●●●●●	
Shopping Center, Neighborhood Scale	●●●●○	While less preferred, this use can provide retail and services near housing, promoting walkability and 10-minute neighborhoods. Becomes more appropriate if a horizontal approach to mixed-use is deployed.
Shopping Center, Community Scale	●●●●○	
Light Industrial Flex Space	●●○○○	Not generally considered appropriate due to lower sales tax generation and limited ability to design at pedestrian scale, but can be if particularly small-scale and included alongside more appropriate development types, or with integration of a storefront experience.
Manufacturing	●○○○○	Not considered appropriate.
Civic	●●●●●	Considered supportive to the function and livability of this future land use category, government buildings, schools and community facilities can serve as activity hubs.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.



3/27/2023

## City of Manor Development Services

# Notification for a Subdivision Rezoning Application

Project Name: 707 Bastrop St Rezoning SF-1 to TF  
 Case Number: 2023-P-1523-ZO  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Rezoning Application for 707 Bastrop Street, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on Rezoning Application for five (5) lots on .23 acres, more or less, out of the South 40 ft of Lots 6-10, Block 1, AE Lanes Addition, and being located at 707 Bastrop St, Manor, TX from Single-Family Suburban (SF-1) to Two-Family Residential (TF).**

*Applicant: SAVVY ATX REALTY LIMITED LIABILITY COMPANY*

***Owner: Wenkai Chen***

The Planning and Zoning Commission will meet at 6:30PM on April 12, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

The Manor City Council will meet at 7:00 PM on April 19, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Subdivision Rezoning Application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

MARTINEZ ORALIA  
1301 CHICON ST 303  
AUSTIN TX 78702-2154

CERON AMPARO PATRICIA C & MIGUEL  
ANEL CASTILLO MENDIETA  
305 W TOWNES ST  
MANOR TX 78653-2107

PAZ NAUL MAURICIO & ZOILA MORE  
1116 CANYON MAPLE RD  
PFLUGERVILLE TX 78660-5808

JASMIN SHAKESPEARE & LINDA  
PO BOX 455 MANOR TX 78653-0455

ECKART STEPHEN  
PO BOX 170309  
AUSTIN TX 78717-0019

JACKSON BONNIE & VSYNTHIA  
LENA MCCOY  
PO BOX 985  
MANOR TX 78653-0985

GUERRERO JOSE  
& MAXIMINA CLEMENS  
307 W TOWNES ST  
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501 E KOENIG LN  
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MANOR INDEPENDENT SCHOOL  
DISTR DISTRICT  
PO BOX 359  
MANOR TX 78653-0359

TURMAN THOMAS M  
21609 UNION LEE CHURCH RD  
MANOR TX 78653-5329



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** June 14, 2023

**PREPARED BY:** Scott Dunlop, Director

**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for Shadowglen Phase 2, Section 18A, 68 lots on 17.96 acres more or less, and being located near the intersection of Shadowglen Trace and Arbor Hill Cove, Manor, TX.

*Applicant: Kimley-Horn & Associates*

*Owner: SG Land Holdings, LLC*

### BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It has 65 residential lots and 3 open space/drainage lots.

**LEGAL REVIEW:** NO

**FISCAL IMPACT:** NO

**PRESENTATION:** NO

**ATTACHMENTS:** YES

- Plat
- Engineer Comments
- Conformance Letter

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Final Plat for Shadowglen Phase 2, Section 18A, 68 lots on 17.96 acres more or less, and being located near the intersection of Shadowglen Trace and Arbor Hill Cove, Manor, TX.

**PLANNING & ZONING COMMISSION:**

Recommend Approval

Disapproval

None

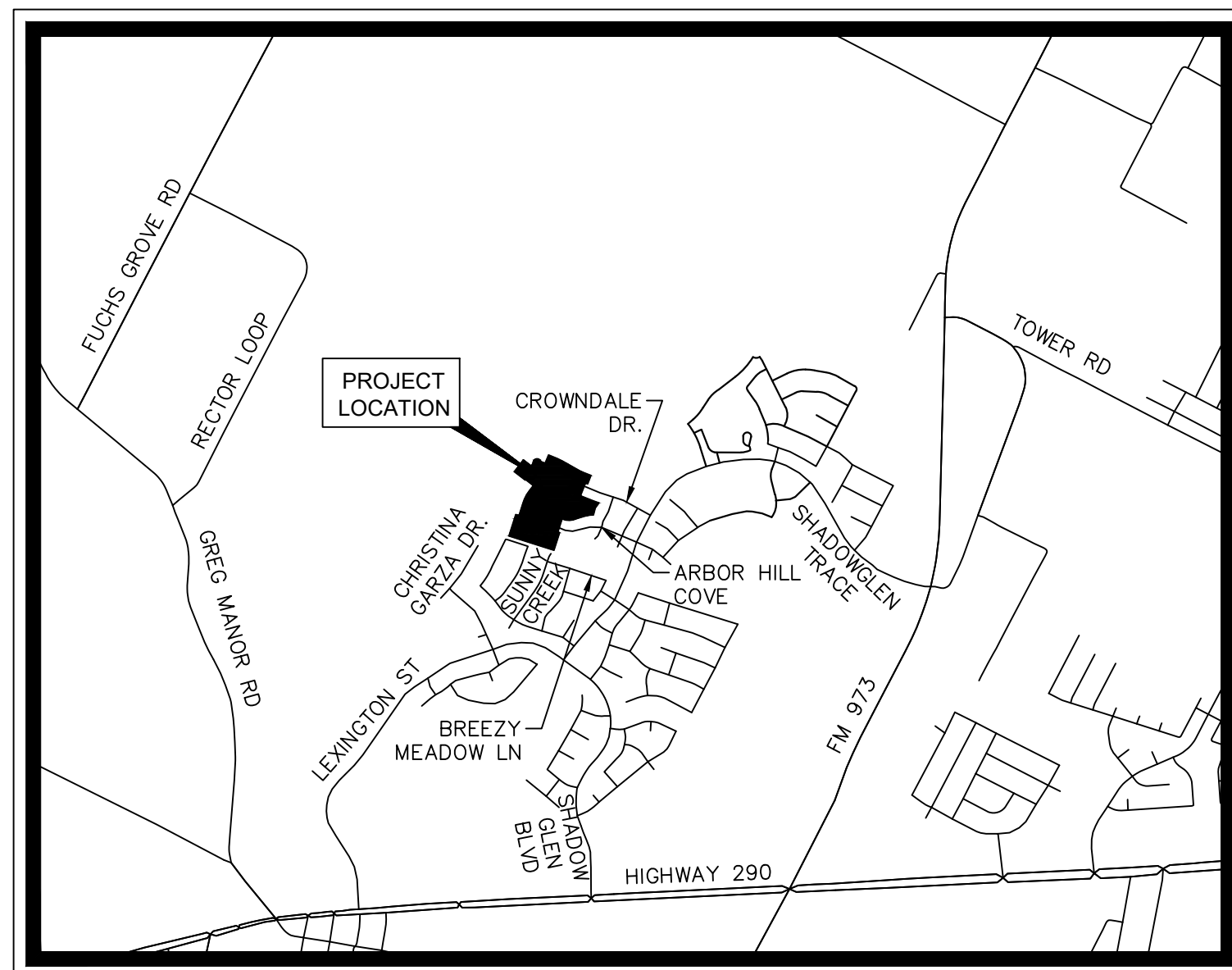
# TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.



**VICINITY MAP**

SCALE: 1" = 2,000'

## SHADOWGLEN PHASE 2 SECTION 18A

17.964 ACRES

OUT OF A CALLED 276.88 ACRE PARCEL 2 CONVEYED TO SG  
LAND HOLDINGS LLC

DOC. NO. 2012217281, OPRTC

WILLIAM SANDERFORD SURVEY NO. 69, ABSTRACT NO. 742

WILLIAM SANDERFORD SURVEY NO. 70, ABSTRACT NO. 743

CITY OF MANOR, TRAVIS COUNTY, TEXAS

OWNER/DEVELOPER:  
SG LAND HOLDINGS, LLC  
2392 MORSE AVENUE  
IRVINE, CALIFORNIA 93614  
PH: (949) 241-8414  
CONTACT: RUSS ALLISON

CIVIL ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD, BUILDING IV, SUITE 200  
AUSTIN, TEXAS 78759  
TBPE FIRM REGISTRATION NO. F-928  
PH: (512) 418-1771 FAX: (512) 418-1791  
CONTACT: JASON REECE, P.E.

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
LAND SURVEYOR NO. 6330  
10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166  
CONTACT: JOHN G. MOSIER, R.P.L.S.

**Kimley»Horn**

601 NW Loop 410, Suite 350  
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 2000'	APS	JGM	5/08/2023	069254501	1 OF 4



LINE TABLE		
NO.	BEARING	LENGTH
L1	N19°36'29"E	59.41'
L2	N27°10'35"E	64.29'
L3	N35°00'30"E	60.92'
L4	N37°32'03"E	50.00'
L5	N38°52'55"E	32.15'
L6	N37°32'03"E	31.13'
L7	S67°36'11"E	50.99'
L8	S65°03'12"E	48.76'
L9	S68°41'59"E	180.00'
L10	S70°03'18"E	70.71'
L11	S34°52'53"W	27.30'
L12	S34°59'32"W	52.44'
L13	S15°02'03"W	90.68'
L14	S86°22'11"W	43.09'
L15	S80°00'01"W	61.11'
L16	S73°47'03"W	59.30'
L17	S71°29'14"W	50.00'
L18	S71°46'42"W	51.14'
L19	S81°12'02"W	47.31'
L20	N85°12'49"W	47.31'
L21	N73°36'54"W	50.01'
L22	S52°27'57"E	35.00'
L23	N37°32'03"E	34.22'
L24	S52°27'57"E	45.48'
L25	N52°27'57"W	5.19'
L26	S52°27'57"E	5.79'
L27	N23°27'43"E	2.17'
L28	N23°27'43"E	40.98'
L29	S68°41'59"E	54.85'
L30	N68°41'59"W	79.52'
L31	S68°41'59"E	79.47'
L32	N60°48'14"W	266.82'
L33	N25°20'33"E	78.69'
L34	N25°20'33"E	35.91'
L35	N25°20'33"E	40.17'
L36	N44°40'08"E	18.27'
L37	N44°40'08"E	50.32'
L38	S29°38'22"W	39.99'
L39	S35°18'03"W	46.23'
L40	S36°28'40"W	34.68'
L41	N76°25'35"W	29.60'
L42	S58°13'22"E	62.32'
L43	N68°10'35"W	78.41'
L44	S82°22'26"E	22.39'
L45	N61°37'16"W	76.27'
L46	S17°41'06"W	1.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	35°42'47"	25.00'	15.58'	N19°40'39"E	15.33'
C2	148°31'28"	50.00'	129.61'	N76°05'00"E	96.25'
C3	37°56'56"	25.00'	16.56'	S48°37'44"E	16.26'
C4	266°10'39"	60.00'	278.74'	N84°26'43"E	87.64'
C5	86°10'39"	15.00'	22.56'	N05°33'17"W	20.49'
C6	90°00'00"	15.00'	23.56'	S82°32'03"W	21.21'
C7	90°00'00"	15.00'	23.56'	S07°27'57"E	21.21'
C8	20°25'03"	325.00'	115.81'	S61°21'34"E	115.20'
C9	31°52'18"	300.00'	166.88'	S67°01'58"E	164.74'
C10	18°53'20"	275.00'	90.66'	S60°28'50"E	90.25'
C11	52°14'50"	15.00'	13.68'	N45°26'41"W	13.21'
C12	64°31'27"	15.00'	16.89'	N77°48'46"E	16.01'
C13	295°07'42"	60.00'	309.06'	N13°06'53"E	64.36'
C14	14°04'20"	625.00'	153.50'	N30°29'53"E	153.12'
C15	14°04'20"	600.00'	147.36'	N30°29'53"E	146.99'
C16	14°21'09"	575.00'	144.04'	N30°21'28"E	143.66'
C17	87°50'18"	15.00'	23.00'	S67°22'52"W	20.81'
C18	83°59'07"	15.00'	21.99'	N18°48'40"W	20.07'
C19	7°39'19"	410.72'	54.88'	S64°38'05"E	54.83'
C20	65°19'45"	25.00'	28.51'	S77°20'01"W	26.99'
C21	7°38'51"	385.71'	51.48'	S64°37'52"E	51.44'
C22	90°00'00"	15.00'	23.56'	S27°18'54"E	21.21'
C23	90°00'00"	15.00'	23.56'	N62°41'06"E	21.21'
C24	19°50'57"	275.00'	95.27'	N27°36'34"E	94.79'
C25	19°50'57"	300.00'	103.93'	S27°36'34"W	103.41'
C26	19°50'57"	325.00'	112.59'	N27°36'34"E	112.03'
C27	12°11'30"	325.00'	69.15'	N31°26'18"E	69.02'
C28	12°11'30"	300.00'	63.84'	N31°26'18"E	63.71'
C29	12°11'30"	275.00'	58.52'	N31°26'18"E	58.41'
C30	93°51'14"	15.00'	24.57'	S72°16'10"W	21.91'
C31	90°40'16"	15.00'	23.74'	N19°59'35"W	21.34'
C32	4°40'24"	375.00'	30.59'	S67°39'55"E	30.58'
C33	9°11'51"	400.03'	64.22'	N65°24'10"W	64.15'
C34	8°54'10"	425.00'	66.04'	S65°33'20"E	65.97'
C35	52°01'12"	15.00'	13.62'	S43°59'31"E	13.16'
C36	51°56'21"	15.00'	13.60'	N18°37'04"E	13.14'
C37	11°40'18"	50.00'	10.19'	S23°49'04"E	10.17'
C38	7°03'11"	625.00'	76.94'	N41°03'38"E	76.89'
C39	7°08'06"	600.00'	74.72'	S41°06'05"W	74.67'
C43	10°33'48"	40.15'	7.40'	S03°11'54"E	7.39'

LEGEND

IRSC

1/2" IRON ROD W/ "KHA" CAP SET

IRFC

1/2" IRON ROD FOUND W/ CAP

OPRTC

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS

P.O.B.

POINT OF BEGINNING

ROW

RIGHT OF WAY

D.E.

DRAINAGE EASEMENT

S.D.E.

SIGHT DISTANCE EASEMENT

W.W.E.

WASTEWATER EASEMENT

B.L.

BUILDING LINE

.....

SIDEWALK

---

APPROXIMATE "ZONE A" PER FEMA FIRM 48453C0485J

---

EFFECTIVE 8/18/2014

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ATLAS 14 FLOODPLAIN STUDY SHADOWGLEN PHASE 3

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SECTION 1 & 2 SUBMITTED AUGUST 2022

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100-YEAR FLOODPLAIN PER CLOMR CASE NO. 19-06-0028R APPROVED 4/18/2019

(F)

BLOCK IDENTIFIER

# SHADOWGLEN PHASE 2 SECTION 18A

17.964 ACRES  
OUT OF A CALLED 276.88 ACRE PARCEL 2 CONVEYED TO SG LAND HOLDINGS LLC  
DOC. NO. 2012217281, OPRTC  
WILLIAM SANDERFORD SURVEY NO. 69, ABSTRACT NO. 742  
WILLIAM SANDERFORD SURVEY NO. 70, ABSTRACT NO. 743  
CITY OF MANOR, TRAVIS COUNTY, TEXAS

## Kimley»Horn

601 NW Loop 410, Suite 350 San Antonio, Texas 78216	FIRM # 10193973	Tel. No. (210) 541-9166 www.kimley-horn.com
Scale 1" = 100'	Drawn by APS	Checked by JGM
Date 5/08/2023	Project No. 069254501	Sheet No. 2 OF 4

STREET INFORMATION						
	CROWNDALE DRIVE	ARBOR HILL COVE	AMELIA ROSE COVE	CAXTON DRIVE	PINYOY WAY	BLOOM DRIVE
SIDEWALK WIDTH	4-ft BOTH SIDES	4-ft BOTH SIDES	4-ft BOTH SIDES	4-ft BOTH SIDES	4-ft BOTH SIDES	4-ft BOTH SIDES
R.O.W. WIDTH	50-FT	50-FT	50-FT	50-FT	50-FT	50-FT
FOC-FOC WIDTH	30-FT	30-FT	30-FT	30-FT	30-FT	30-FT
LENGTH	669.28'	577.26	212.36'	489.69'	735.59'	264.29'

GENERAL INFORMATION:	
TOTAL ACREAGE	17.964 ACRES
TOTAL LINEAR FEET OF 50' ROW	2,948.47'
ACREAGE OF ROW	3.701 ACRES
NUMBER OF SINGLE FAMILY LOTS	65
ACREAGE OF SINGLE FAMILY LOTS	12.450 ACRES
NUMBER OF NON-RESIDENTIAL LOTS	3
ACREAGE OF NON-RESIDENTIAL LOTS	1.813 ACRES
TOTAL NUMBER OF LOTS	68

CIVIL ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD, BUILDING IV, SUITE 200  
AUSTIN, TEXAS 78759  
TPBE FIRM REGISTRATION NO. F-928  
PH: (512) 418-1771. FAX: (512) 418-1791  
CONTACT: JASON REECE, P.E.

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
LAND SURVEYOR NO. 6330  
10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166  
CONTACT: JOHN G. MOSIER, R.P.L.S.

OWNER/DEVELOPER:  
SG LAND HOLDINGS, LLC  
2392 MORSE AVENUE  
IRVINE, CALIFORNIA 92614  
PH: (949) 241-8414  
CONTACT: RUSS ALLISON

The State of California §  
County of Orange §

Know all men by these presents:

Whereas, SG Land Holdings LLC, the owner of a 17.964 acre tract of land in the William Sanderford Survey No. 69, Abstract No. 742 and the William Sanderford Survey No. 70, Abstract No. 743, Travis County, Texas, and being a portion of that certain called 267.88 acre tract, conveyed to SG Land Holdings LLC, as recorded under document number 2012217281, Official Public Records of Travis County Texas, and do hereby subdivide said tract, pursuant to Chapter 212 and 232 of the Local Government Code.

Now, therefore, know all men by these presents: that the undersigned owner of the land shown on this plat, hereby subdivides said 17.964 acres of land of said in accordance with the attached map or plat to be known as Shadowglen Phase 2, Sections 18A and do hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, public easements, and public places thereon shown for the purposed and consideration therein expressed: subject to any easement or restrictions heretofore granted and not released.

Witness my hand this day \_\_\_\_\_, \_\_\_\_.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: 2392 Morse Avenue  
Irvine, California 93614

The State of California §  
County of Orange §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_, on behalf of said corporation.

Notary Public  
Notary Registration Number \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
County of Orange  
The State of California

Consent of Lienholder

The undersigned, being the holder of a deed of trust lien dated \_\_\_\_\_ recorded as Document No. \_\_\_\_\_ in the Official Public Records of Travis County, Texas and the deed of trust lien dated \_\_\_\_\_ and recorded as \_\_\_\_\_ in the Official Public Records of Travis County, Texas hereby consents to the foregoing final plat and agrees that its deed of trust lien is subject to and subordinate to the final plat, and that the undersigned has authority to execute and deliver this consent of lienholder, and that all necessary acts necessary to bind the lienholder have been taken.

International Bank of Commerce

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

The State of Texas §  
County of Travis §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of the International Bank of Commerce, on behalf of said bank.

Notary Public  
Notary Registration Number \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
County of Travis  
The State of Texas

The State of Texas §  
County of Travis §

I, Jason Reece, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering stand point and complies with the engineering related portion of the City of Manor, Texas Subdivision Ordinance, and is true and correct to the best of my knowledge.

This site is located in the Wilbarger Creek Watershed.

No portion of this tract is located within the 100-year and 500-year flood plain per CLOMR Case No. 19-06-0028R approved 04/18/2019 or within the flood hazard area as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) #48453C0485J, Travis County, Texas, dated August 18, 2014.

Jason Reece, P.E.  
Registered Professional Engineer No. 127126  
Kimley-Horn and Associates, Inc.  
10814 Jollyville Road  
Building IV, suite 200  
Austin, Texas 78759

The State of Texas §  
County of Bexar §

I, John G. Mosier, am authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat complies with the surveying related portions of the City of Manor, Texas Subdivision Ordinance is true and correct, and was prepared from an actual survey made on the ground under my direction and supervision.

John G. Mosier  
Registered Professional  
Land Surveyor No. 6330  
10101 Reunion Place, Suite 400  
San Antonio, Texas 78216  
Ph. 210-541-9166

Water and Wastewater:

The tract of land shown hereon is within the boundaries of Travis County Municipal Utility District (M.U.D.) No. 2 and said M.U.D. has water and wastewater service available upon completion of facilities by the developer.

Date \_\_\_\_\_ M.U.D. Engineer \_\_\_\_\_

The State of Texas §  
County of Travis §

Commissioners Court Resolution

In approving this plat, the Commissioners Court of Travis County, Texas, assumes no obligation to build the streets, roads, and other public thoroughfares shown on this plat or any bridges or culverts in connection therewith. The building of all streets, roads, and other public thoroughfares shown on this plat, and all bridges and culverts necessary to be constructed or placed in such streets, roads, or other public thoroughfares or in connection therewith, is the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas.

The owner(s) of the subdivision shall construct the subdivision's street and drainage improvements (the "improvements") to County standards in order for the County to accept the public improvements for maintenance or to release fiscal security posted to secure private improvements. To secure this obligation, the owner(s) must post fiscal security with the County in the amount of the estimated cost of improvements. The owner(s) obligation to construct the improvement to County standards and to post the fiscal security to secure such construction is a continuing obligation binding the owner(s) and their successors and assigns until the public improvements have been accepted for maintenance by the County, or the private improvements have been constructed and are performing to County standards.

The authorization of this plat by the Commissioners Court for filing or the subsequent acceptance for maintenance by Travis County, Texas, of roads and streets in the subdivision does not obligate the County to install street name signs or erect traffic control signs, such as speed limit, stop signs, and yield signs, which is considered to be part of the developer's construction.

General Notes:

- The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, Central Zone (FIPS 4203) (NAD'83), as determined by the Global Positioning System (GPS). The unit of linear measurement is U.S. Survey Feet.
- All lots will be monumented prior to lot sales and after road construction with a 1/2-inch iron rod with a plastic cap stamped "KHA" unless otherwise noted.
- Public sidewalks built to City of Manor standards, are required along all streets within this subdivision, these sidewalks shall be in place prior to the adjoining lot being occupied, failure to construct the required sidewalks may result in the withholding of certificates of occupancy. Building permits, or utility connections by the covering body or utility company.
- Driveway and drainage construction standards shall be in accordance with the requirement of the City of Manor and Travis County standards unless otherwise specified and approve by the City of Manor and Travis County.
- No lot in this subdivision shall be occupied until connection is made to the Travis County Municipal Utility District No. 2 Water and Wastewater System.
- All streets, drainage improvements, sidewalks, water and wastewater lines, and erosion controls shall be constructed and installed to City of Manor and Travis County standards.
- Erosion controls are required for all construction on individual lots, including detached single family in accordance with Section 1.4.0 of the City of Austin Environmental Criteria Manual.
- All streets in the subdivision shall be constructed to City of Manor Urban Street Standards and Travis County Standards. All streets will be constructed with curb and gutter.
- Prior to construction, except detached single family on any lot in this subdivision, a site development permit must be obtained from the City of Manor.
- The subdivision owner/developer as identified on this plan is responsible for posting fiscal surety for the construction of all sidewalks as shown or listed on the plan, whether installed by the owner/developer or individual homebuilders. It is the responsibility of the owner/developer to ensure all sidewalks are ADA compliant unless a waiver has been granted by the Texas Department of Licensing and Regulation.
- No objects, including but not limited to buildings, fences, landscaping or other structures shall be allowed within any drainage easements or drainage lots except as approved by Travis County and the City of Manor.
- A 15' Electrical, Natural Gas, Propane, Cable T.V., Telephone, and Internet Easement is hereby dedicated along and adjacent to all street rights of way.
- Building setbacks shall be in accordance with the design guidelines of 2010 Shadowglen LLC and his/her assigns.
- A Travis County Development Permit is required prior to site development of any lots in the subdivision.
- Lot Setback Requirements: (SEE SETBACK DETAIL)  
Front Yard - 25' for regular lots, 20' for irregular lots  
Side Yard - 5'  
Street Side Yard - 15'  
Rear Yard - 10'
- All open space and drainage lots are restricted to non-residential uses, including no buildings, fences, walls, or similar structures, and shall be designated as "Common Area" as defined under the Subdivision Covenants, Conditions and Restrictions as recorded under Document Number 2003066593 of the Official Public Records of Travis County, Texas. These lots will be "Owned and Maintained" by the Homeowners' Association.
- Property owners and/or his/her assigns shall provide for access to the drainage easements as may be necessary and shall not prohibit access by the City of Manor, Travis County Municipal Utility District No. 2 and Travis County, for inspection or maintenance of said easement.
- All drainage easements on private property shall be maintained by the owner or his/her assigns.
- Before beginning construction activities on a subdivision lot, the owner must obtain a Travis County Development Permit and, when applicable, implement a Storm Water Pollution Prevention Plan (SWP3). The SWP3 requires implementation of temporary and permanent best management practices, including erosion and sediment controls, for protection of storm water runoff quality, in accordance with the Travis County code.
- Parkland for 64 residential units has been satisfied with this plat.
- Within a sight distance easement any obstruction of sight line by vegetation, fencing, earthwork, buildings, signs or any other object which is determined to cause a traffic hazard is prohibited and may be removed by order of the Travis County Commissioners Court at the owner's expense. The property owner is to maintain an unobstructed view corridor within the bounds of such easement at all times.
- An activity that may adversely affect a tree of eight inches or more in trunk diameter (measured at four feet height above the ground) in a right-of-way accepted for maintenance by Travis County must comply with all standards and requirements in the Travis County Code.
- Drainage plans shall be submitted to the City of Manor and Travis County for review prior to site development. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods.
- Minimum finished floor elevation for all affected structures shall be two (2) foot above the elevation of the 500-year floodplain as shown hereon: Lot 22, Block G, 523.00' M.S.L., and Lots 23-25, Block G, 520.40' M.S.L.,  
NOTE: (Minimum Finished Floor Elevation shall be shown inside a box on each affected lot on the face of the plat with the designation of 'M.S.L.' mean sea level).

CITY OF MANOR ACKNOWLEDGMENTS

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE DATE. \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED:

ATTEST:

LAKESHA SMALL, CHAIRPERSON

LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE DATE. \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED:

ATTEST:

DR. CHRISTOPHER HARVEY, MAYOR

LLUVIA T. ALMARAZ, CITY SECRETARY

The State of Texas §  
County of Travis §

I, DYANA LIMON - MERCADO, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'Clock \_\_\_\_M., DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'Clock \_\_\_\_M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DYANA LIMON - MERCADO, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

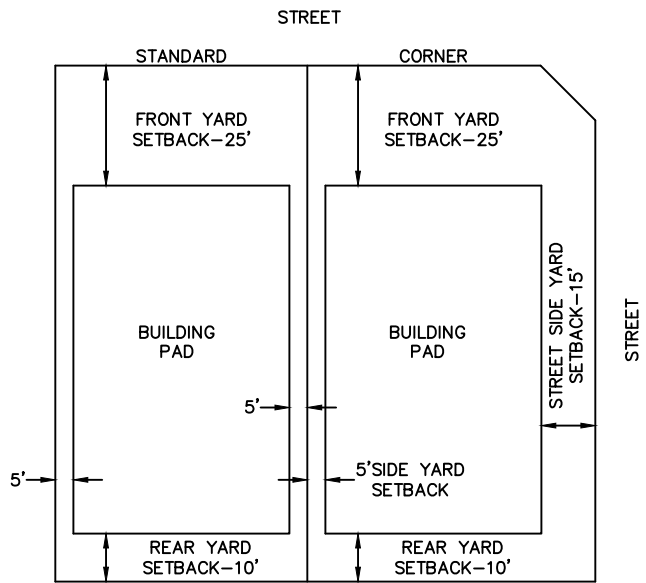
The State of Texas §  
County of Travis §

I, DYANA LIMON - MERCADO, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DYANA LIMON - MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY



TYPICAL SETBACK DETAIL  
NOT TO SCALE

## SHADOWGLEN PHASE 2 SECTION 18A

17.964 ACRES

OUT OF A CALLED 276.88 ACRE PARCEL 2 CONVEYED TO SG  
LAND HOLDINGS LLC

DOC. NO. 2012217281, OPRTC

WILLIAM SANDERFORD SURVEY NO. 69, ABSTRACT NO. 742  
WILLIAM SANDERFORD SURVEY NO. 70, ABSTRACT NO. 743  
CITY OF MANOR, TRAVIS COUNTY, TEXAS

# Kimley»Horn

601 NW Loop 410, Suite 350  
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	APS	JGM	5/08/2023	069254502	3 OF 4

OWNER/DEVELOPER:  
SG LAND HOLDINGS, LLC  
2392 MORSE AVENUE  
IRVINE, CALIFORNIA 93614  
PH: (949) 241-8414  
CONTACT: RUSS ALLISON

CIVIL ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD, BUILDING IV, SUITE 200  
AUSTIN, TEXAS 78759  
TBPE FIRM REGISTRATION NO. F-928  
PH: (512) 418-1771 FAX: (512) 418-1791  
CONTACT: JASON REECE, P.E.

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
LAND SURVEYOR NO. 6330  
10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166  
CONTACT: JOHN G. MOSIER, R.P.L.S.

A METES AND BOUNDS  
DESCRIPTION OF A  
17.964 ACRE TRACT OF LAND

BEING a 17.964 acre (782,495 square feet) tract of land situated in the William Sanderford Survey No. 69, Abstract No. 742 and the William Sanderford Survey No. 70, Abstract No. 743, Travis County, Texas, and being a portion of that certain 276.88 acre Parcel 2 described in instrument to SG Land Holdings LLC in Document No. 2012217281 of the Official Public Records of Travis County; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found on the southwesterly right-of-way line of Arbor Hill Cove (50 feet wide) marking the north corner of Lot 53, Block G of Shadowglen Phase 2, Section 17, plat of which recorded in Document No. 201900191 of the Official Public Records of Travis County;

THENCE, South 17°41'06" West, 235.37 feet along the northwest line of said Shadowglen Phase 2, Section 17 to a 1/2-inch iron rod with a plastic cap stamped "KHA" marking the west corner of Lot 78, Block G of said Shadowglen Phase 2 Section 17, on the northerly line of Lot 132, Block U of Shadowglen Phase One, Section 5, plat of which recorded in Document No. 200400310 of the Official Public Records of Travis County, same being the southerly line of said Parcel 2; from which a 1/2-inch iron rod found on the northwesterly right-of-way line of Shadowglen Trace (90 feet wide) marking the south corner of said Lot 78 bears South 72°19'09", 967.48 feet;

THENCE, North 72°19'09" West, 600.00 feet along the southerly line of said Parcel 2 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner, said point being on the northerly line of Lot 101, Block U of Shadowglen Phase One Section 7, plat of which recorded in Document No. 200500081 of the Official Public Records of Travis County; from which a 1/2-inch iron rod found marking the northern-most corner of said Lot 101 bears North 72°19'09" West, 105.85 feet;

THENCE, departing the northerly line of said Lot 101 and crossing said Parcel 2, the following twenty-three (23) courses and distances:

1. North 17°41'06" East, 285.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
2. South 72°18'54" East, 42.26 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
3. North 17°41'06" East, 160.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
4. North 19°36'29" East, 59.41 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
5. North 27°10'35" East, 64.29 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
6. North 35°00'30" East, 60.92 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
7. North 37°32'03" East, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
8. North 38°52'55" East, 32.15 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
9. North 55°48'56" West, 125.97 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
10. North 52°27'57" West, 175.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
11. North 37°32'03" East, 188.79 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
12. South 52°27'57" East, 125.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
13. North 37°32'03" East, 31.13 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
14. in a northeasterly direction, along a tangent curve to the left, a central angle of 35°42'47", a radius of 25.00 feet, a chord bearing and distance of North 19°40'39" East, 15.33 feet, and a total arc length of 15.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of reverse curvature;
15. in a northeasterly direction, along a tangent reverse curve to the right, a central angle of 148°31'28", a radius of 50.00 feet, a chord bearing and distance of North 76°05'00" East, 96.25 feet, and a total arc length of 129.61 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of reverse curvature;
16. in a southeasterly direction, along a tangent reverse curve to the left, a central angle of 37°56'56", a radius of 25.00 feet, a chord bearing and distance of South 48°37'44" East, 16.26 feet, and a total arc length of 16.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
17. South 67°36'11" East, 50.99 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
18. North 22°23'49" East, 115.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
19. South 67°36'11" East, 120.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
20. South 63°59'11" East, 70.80 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
21. South 60°48'14" East, 259.43 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
22. South 65°03'12" East, 48.76 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
23. South 68°42'09" East, 100.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the north corner of Lot 12, Block G of aforesaid Shadowglen Phase 2, Section 17;

THENCE, along the boundary of said Shadowglen Phase 2, Section 17 the following eighteen (18) courses and distances:

1. South 21°18'01" West, 115.00 feet to a point for corner;
2. North 68°41'59" West, 29.78 feet to a point for corner;
3. South 21°18'01" West, 175.00 feet to a point for corner;
4. South 68°41'59" East, 180.00 feet to a point for corner;
5. South 70°03'18" East, 70.71 feet to a point for corner;
6. South 34°52'53" West, 27.30 feet to a point for corner;
7. South 34°59'32" West, 52.44 feet to a point for corner;
8. South 15°02'03" West, 90.68 feet to a point for corner;
9. South 86°22'11" West, 43.09 feet to a point for corner;
10. South 80°00'01" West, 61.11 feet to a point for corner;
11. South 73°47'03" West, 59.30 feet to a point for corner;
12. South 71°29'14" West, 50.00 feet to a point for corner;
13. South 71°46'42" West, 51.14 feet to a point for corner;
14. South 81°12'02" West, 47.31 feet to a point for corner;
15. North 85°12'49" West, 47.31 feet to a point for corner;
16. North 73°36'54" West, 50.01 feet to a point for corner;
17. South 17°41'06" West, 175.00 feet to a point for corner;
18. South 72°18'54" East, 22.74 feet to the **POINT OF BEGINNING**, and containing 17.964 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK G LOT 13	0.158	6,900
BLOCK G LOT 14	0.164	7,146
BLOCK G LOT 15 - OPEN SPACE	0.143	6,246
BLOCK G LOT 16	0.158	6,900
BLOCK G LOT 17	0.158	6,900
BLOCK G LOT 18	0.158	6,900
BLOCK G LOT 19	0.158	6,900
BLOCK G LOT 20	0.168	7,316
BLOCK G LOT 21	0.160	6,972
BLOCK G LOT 22	0.172	7,495
BLOCK G LOT 23	0.185	8,041
BLOCK G LOT 24	0.181	7,866
BLOCK G LOT 25	0.181	7,866
BLOCK G LOT 40 - OPEN SPACE/DRAINAGE LOT	1.397	60,838
BLOCK G LOT 43	0.184	8,009
BLOCK G LOT 44	0.184	8,016
BLOCK G LOT 45	0.184	8,023
BLOCK G LOT 46	0.184	8,030
BLOCK G LOT 47	0.184	8,036
BLOCK G LOT 48	0.185	8,043
BLOCK G LOT 49	0.185	8,050
BLOCK G LOT 50	0.185	8,057
BLOCK G LOT 51	0.185	8,064
BLOCK G LOT 52	0.185	8,071
BLOCK J LOT 15 - OPEN SPACE/DRAINAGE LOT	0.170	7,421
BLOCK J LOT 16	0.170	7,421
BLOCK J LOT 17	0.170	7,420
BLOCK J LOT 18	0.211	9,175
BLOCK J LOT 19	0.289	12,604
BLOCK J LOT 20 - OPEN SPACE	0.272	11,851
BLOCK J LOT 21	0.358	15,606
BLOCK J LOT 22	0.247	10,756
BLOCK J LOT 23	0.241	10,509
BLOCK J LOT 24	0.235	10,224
BLOCK J LOT 25	0.212	9,256

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK J LOT 30	0.170	7,420
BLOCK J LOT 31	0.241	10,491
BLOCK J LOT 32	0.188	8,182
BLOCK J LOT 33	0.173	7,526
BLOCK J LOT 34	0.173	7,527
BLOCK J LOT 35	0.173	7,527
BLOCK J LOT 36	0.175	7,608
BLOCK J LOT 37	0.187	8,162
BLOCK J LOT 38	0.200	8,732
BLOCK J LOT 39	0.205	8,935
BLOCK J LOT 40	0.188	8,199
BLOCK J LOT 41	0.187	8,131
BLOCK J LOT 42	0.187	8,133
BLOCK J LOT 43	0.187	8,133
BLOCK J LOT 44	0.188	8,174
BLOCK J LOT 45	0.203	8,824
BLOCK J LOT 46	0.191	8,330
BLOCK J LOT 47	0.179	7,804
BLOCK J LOT 48	0.192	8,355
BLOCK K LOT 1	0.214	9,335
BLOCK K LOT 2	0.177	7,696
BLOCK K LOT 3	0.187	8,148
BLOCK K LOT 4	0.189	8,254
BLOCK K LOT 5	0.192	8,354
BLOCK K LOT 6	0.200	8,710
BLOCK K LOT 7	0.212	9,219
BLOCK K LOT 8	0.200	8,710
BLOCK K LOT 9	0.192	8,378
BLOCK K LOT 10	0.200	8,702
BLOCK K LOT 18	0.177	7,709
BLOCK K LOT 19	0.176	7,680
BLOCK K LOT 20	0.178	7,742
BLOCK K LOT 21	0.218	9,501
BOUNDARY	17.964	782,495
RIGHT-OF-WAY	3.701	161,235

ADJACENT PROPERTY OWNERS		
LOT	OWNER	GEOGRAPHIC I.D.
BLOCK R LOT 15	Latoya D. James	0241650128
BLOCK S LOT 16	Andrew J. Smith	0241651017
BLOCK S LOT 17	Ray & Rose Ross	0241651018
BLOCK T LOT 8	Joseph & Kathleen Schroeder	0241620215
BLOCK T LOT 9	Aaron & Rebecca Travis	0241620216
BLOCK T LOT 10	Debora & Kerry Elliott	0241620217
BLOCK T LOT 11	Martin & Beatriz Banda	0241620218
BLOCK T LOT 12	Stephanie Greatwood	0241652001
BLOCK T LOT 13	Sara Aviles	0241652002
BLOCK T LOT 14	Vernon Cain	0241652003
BLOCK T LOT 15	Alex Montes-Vela	0241652004
BLOCK U LOT 34	SG Land Holdings LLC	0243620114
BLOCK U LOT 35	Perry Homes LLC	0243620113
BLOCK U LOT 36	SG Land Holdings LLC	0243620112
BLOCK U LOT 37	SG Land Holdings LLC	0243620111
BLOCK U LOT 97	Jason Lee Hanson	0241620109
BLOCK U LOT 98	Rodolfo & Kori Ann Hinojosa	0241620108
BLOCK U LOT 99	Joshua & Kaya Jackson	0241620107
BLOCK U LOT 100	Jonathan Law	0243620102
BLOCK U LOT 101	Neil Keller	0243620101
BLOCK U LOT 102	Samuel Garcia	0241651627
BLOCK U LOT 103	Michelle Elias	0241651626
BLOCK U LOT 104	Satheesh Iyer	0241651625
BLOCK U LOT 105	John & Edwina Maye	0241651624
BLOCK U LOT 106	Rose Onuoha	0241651623
BLOCK U LOT 128	Gary & Kathy Asato	0241651605
BLOCK U LOT 129	Ruby Kilpatrick	0241651604
BLOCK U LOT 130	Thomas & Leala Mann	0241651603
BLOCK U LOT 131	David & Emily Wylie	0241651602
BLOCK U LOT 132	KYSA Cane LLC	0241651601
BLOCK U LOT 133	SG Land Holdings LLC	0243650101
BLOCK G LOTS 7-12 & 53-61	M/I Homes of Austin LLC	
BLOCK J LOTS 1-14 & 26-29	M/I Homes of Austin LLC	

City of Manor Subdivision Variances:

1. An aerial photograph may be submitted at the preliminary plat stage rather than a tree survey.
2. An inventory of significant trees that identifies the number of significant trees by category (trees 18 inches in caliper and larger and trees between 8 and 18 inches in caliper) to remain during construction and the number of significant trees in each category designated shall be submitted with construction plans.
3. The number of replacement trees that will be installed, without the identification of the particular location at which the replacement trees shall be installed, shall be submitted with construction plans.
4. Significant cottonwood, hackberry or mesquite trees removed shall be replaced at a rate of 50% per caliper inch with an approved hardwood tree. All other significant trees must be replaced at the ratios defined in the City's Subdivision Ordinance.
5. All drainage improvements shall be designed in accordance with the City of Austin's Drainage Criteria Manual ("DCM"), as currently amended, save and except: (i) those provisions of the DCM set out in Section 41(b)(i) of the City of Manor Ordinance No. 195; (ii) Paragraph 1.2.6 of the DCM; (iii) Paragraph 2.2.1.A and 2.2.1.E of the DCM; and (iv) any other provisions of the DCM that would cause the flood plain delineation to be different from the 100-year Floodplain established by FEMA. The location of the 100-year Floodplain shall be the location established by FEMA.
6. The lot size, height and placement, lot coverage, parking, and landscaping for each lot shall be as set forth in the minimum development standards for lots within the Master Land Plan and outside the corporate boundaries of the City of as set forth in the P.U.D. Variances for lots within the P.U.D. and the corporate boundaries of the City.
7. Lots shall not be required to face a similar lot across the street.
8. Side lot lines shall not be required to project away from the front lot line at approximately right angles to street lines and radial to curved street lines.
9. The area within the City's Territorial Jurisdiction Zoned District " O-S" shall satisfy the City's Parkland Dedication requirements for all land shown within the P.U.D. plan or on the Master Land Plan shall be dedicated to the City or to a Municipal Utility District.
10. The area of non-rectangular lots shall be provided with the filing of a final plat.

Applicable P.U.D. Variances from City of Manor Development Standards:

- A. Single-family residential lots in the property shall have a minimum of 6,000 sq. ft., and ten percent (10%) of the lots in the property to have a minimum of 5,000 sq. ft.
- B. Single-family residential lots in the property shall have a minimum of 50 feet of width along the front property line, except as otherwise approved by the City of Manor.
- C. Single-family residential lots in the property shall have a minimum setback from the front of each lot of twenty (20) feet.
- D. Single-family residential lots in the property shall have a minimum setback from the sides of each lot of five (5) feet.
- E. Single-family residential lots in the property shall have a minimum setback from the rear of each lot of ten (10) feet.
- F. The clubhouse and related permitted structures in the space shall have a maximum height of three (3) stories or fifty (50) feet.
- G. A development plan and report shall be submitted with the filing of each final plat.
- H. Revoked by Cotton Holding.
- I. A walkway/bicycle path system shall be submitted with the filing of each final plat.
- J. A LOMR shall be submitted prior to final platting of any lot located within the present 100-year Floodplain.
- K. Single-family residential lots have been granted a variance from the minimum lot widths as shown on the preliminary plat.

SHADOWGLEN PHASE 2  
SECTION 18A

17.964 ACRES

OUT OF A CALLED 276.88 ACRE PARCEL 2 CONVEYED TO SG  
LAND HOLDINGS LLC

DOC. NO. 2012217281, OPRTC

WILLIAM SANDERFORD SURVEY NO. 69, ABSTRACT NO. 742  
WILLIAM SANDERFORD SURVEY NO. 70, ABSTRACT NO. 743  
CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350  
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	APS	JGM	5/08/2023	069254501	4 OF 4

CIVIL ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD, BUILDING IV, SUITE 200  
AUSTIN, TEXAS 78759  
TBPE FIRM REGISTRATION NO. F-928  
PH: (512) 418-1771 FAX: (512) 418-1791  
CONTACT: JASON REECE, P.E.

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
LAND SURVEYOR NO. 6330  
10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166  
CONTACT: JOHN G. MOSIER, R.P.L.S.

OWNER/DEVELOPER:  
SG LAND HOLDINGS, LLC  
2392 MORSE AVENUE  
IRVINE, CALIFORNIA 93614  
PH: (949) 241-8414  
CONTACT: RUSS ALLISON



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Friday, November 15, 2019

Jason Reece  
Kimley-Horn  
10814 Jollyville Road  
Austin TX 78759  
jason.reece@kimley-horn.com

Permit Number 2019-P-1214-FP  
Job Address: Shadowglen Section 18A, Manor, TX. 78653

Dear Jason Reece,

The first submittal of the Shadowglen Section 18A Final Plat (*Final Plat*) submitted by Kimley-Horn and received on May 10, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

### Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

1. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(a)(2), the final plat cannot be approved until the construction plans have been approved.
2. Per City of Manor Staff discussions with Kimley-Horn representatives, no construction plans or final plats for Shadowglen will be approved until an updated parkland exhibit has been submitted and approved by the City. The exhibit is required to show how the Development Agreement parkland requirements are being met for Shadowglen.
3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.
4. The description and location of all permanent monuments or benchmarks, standard monuments, survey control points and lot pins should be shown on the final plat as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(3)(ii).
5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(2)(iii), the location, dimensions, names and descriptions of all existing and recorded streets, alleys, reservations, railroads, easements or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from current deed and plat records. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown. Shadowglen Section 17 which is adjacent to this section has been recorded.
6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(v), the owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be shown on the final plat. There appear to be owner names that are not listed.
7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.
8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(5)(iii), if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Subdivision Ordinance.
9. For projects located within the City's extra-territorial jurisdiction the final plat must be submitted to the County for review and approval. The applicant shall be responsible for any additional information required by the County for Final Plat approval.
10. There appears to be an existing drainage easement running through Lots located on Block G. Clarify what is proposed for this area.
11. The City Secretary's name should be updated to Lluvia Almaraz.

12. Remove the P&Z Chairperson's name from the signature block.
13. The new City of Manor Mayor is Dr. Larry Wallace Jr.
14. Sheet 3 of 5 was not included in the submittal.
15. Section 17 of Shadowglen has been recorded. It is located adjacent to Section 18A. The lot lines and recorded streets should be shown.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA



KHA Job No. 069254501

April 14, 2020

Pauline Gray, P.E.  
Staff Engineer  
Jay Engineering Company, Inc.  
P.O. Box 1220  
Leander, Texas 78646

**RE: Shadowglen Section 18A  
Manor, TX 78653  
Permit No. 2018-P-1162-FP**

Dear Pauline Gray, P.E.:

Please accept this **Comment Response Letter** in response to Jay Engineering Company, Inc.'s report to the above-mentioned project dated November 15, 2019. Original comments have been included for review. Kimley-Horn responses are listed in maroon.

1. Per City of Manor Code of Ordinances Chapter 10, Exhibit A Subdivision Ordinance 263B Section 24(a)(2), the final plat cannot be approved until the construction plans have been approved.

**Response: Noted.**

2. Per City of Manor Staff discussions with Kimley-Horn, no construction plans or final plats for Shadowglen will be approved until an updated parkland exhibit has been submitted and approved by the City. The exhibit is required to show the Development Agreement parkland requirements are being met for Shadowglen.

**Response: Parkland Exhibit and Development Agreement have been accepted and approved by the City of Manor.**

3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24C(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.

**Response: All street names for Phase 2 have been approved by Travis County. Email correspondence containing approval have been included with this submittal.**

4. The description and location of all permanent monuments or benchmarks, standard monuments, survey control points and lot pints should be shown on the final plat as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(3)(ii).

**Response:** *Coordinates at property corners are now shown.*

5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Section 24(c)(2)(iii), the location, dimensions, names and descriptions of all existing and recorded streets, alleys, reservations, railroads, easements or other public rights-of-way within the subdivision intersection or contiguous with its boundaries or forming such boundaries, as determined from current deed and plat records. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown. Shadowglen Section 17 which is adjacent to this section has been recorded.

**Response:** *Right-of-way and lots from Section 17 have been added to this plat.*

6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(v), the owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be shown on the final plat.

**Response:** *All adjacent properties within 300 feet have been shown and plat or deed reference have been included.*

7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system X and Y coordinates shall be identified for four property corners.

**Response:** *Noted. Plat has been updated.*

8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(iii), if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Subdivision Ordinance.

**Response:** *Noted.*

9. For projects located within the City's ETJ the final plat must be submitted to Travis County for review and approval. The applicant shall be responsible for any additional information required by the County for Final Plat approval.

**Response:** *Noted.*

10. There appears to be an existing drainage easement running through lots located on Block G. Clarify what is proposed for this area.

**Response:** There used to be a drainage channel that ran through Section 17 and continued through the proposed Section 18A. This drainage channel was located within in a easement which was partially vacated with Section 17. The remainder of the drainage easement still shows with Section 18A. This easement will be vacated prior to recordation.

11. The City Secretary's name should be updated to Lluvia Almaraz.

**Response:** The City's Secretary's name has been updated.

12. Remove the P&Z Chairperson's name from the signature block.

**Response:** The name has been removed.

13. The new City of Manor Mayor is Dr. Larry Wallace, Jr.

**Response:** Mayor's name has been updated.

14. . Sheet 3 of 5 was not included in the submittal.

**Response:** All sheets are now included with this resubmittal.

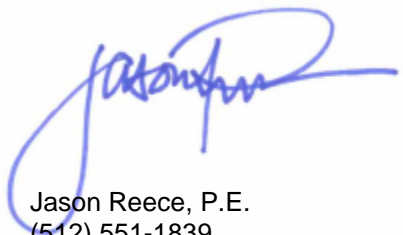
15. Section 17 of Shadowglen has been recorded. It is located adjacent to Section 18A. The lot lines and recorded street should be shown.

**Response:** Plat has been updated to show Section 17 recordation information.

Should you have any questions or require additional information, please feel free to contact me directly.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jason Reece, P.E.  
(512) 551-1839  
jason.reece@kimley-horn.com



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Monday, May 11, 2020

Jason Reece  
Kimley-Horn  
10814 Jollyville Road  
Austin TX 78759  
jason.reece@kimley-horn.com

Permit Number 2019-P-1214-FP  
Job Address: Shadowglen Section 18A, Manor 78653

Dear Jason Reece,

The subsequent submittal of the Shadowglen Section 18A Final Plat submitted by Kimley-Horn and received on May 10, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

## Engineer Review

The following comments have been provided by Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

**1. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(a)(2), the final plat cannot be approved until the construction plans have been approved. The construction plans have not been approved**

~~2. Per City of Manor Staff discussions with Kimley-Horn representatives, no construction plans or final plats for Shadowglen will be approved until an updated parkland exhibit has been submitted and approved by the City. The exhibit is required to show how the Development Agreement parkland requirements are being met for Shadowglen.~~

**3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County. The documentation provided did not contain the street names for this section.**

~~4. The description and location of all permanent monuments or benchmarks, standard monuments, survey control points and lot pins should be shown on the final plat as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(3)(ii).~~

~~5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(2)(iii), the location, dimensions, names and descriptions of all existing and recorded streets, alleys, reservations, railroads, easements or other public rights of way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from current deed and plat records. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown. Shadowglen Section 17 which is adjacent to this section has been recorded.~~

**6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(v), the owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be shown on the final plat. There appear to be owner names that are not listed. As an example, there are home owners that should be listed south of Lot 48 Block G.**

**7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.**

~~8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(5)(iii), if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Subdivision Ordinance.~~

~~9. For projects located within the City's extra-territorial jurisdiction the final plat must be submitted to the County for review and approval. The applicant shall be responsible for any additional information required by the County for Final Plat approval.~~

~~10. There appears to be an existing drainage easement running through Lots located on Block G. Clarify what is proposed for this area.~~

~~11. The City Secretary's name should be updated to Lluvia Almaraz.~~

**12. Remove the P&Z Chairperson's name from the signature block. The P&Z Chairperson is Philip Tryon.**

**13. The new City of Manor Mayor is Dr. Larry Wallace Jr.**

~~14. Sheet 3 of 5 was not included in the submittal.~~

**15. A current (2019) tax certificate should be provided. The previously submitted tax certificate was from 2018.**

15. Section 17 of Shadowglen has been recorded. It is located adjacent to Section 18A. The lot lines and recorded streets should be shown.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at [pgray@gbateam.com](mailto:pgray@gbateam.com).

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA

**Shadowglen Phase 2 Section 18a  
CITY OF MANOR ETJ, PRECINCT 1  
Sarah Sumner  
Review Comments ~ 11/10/2020**

1. This plat is in the City or ETJ of Manor and the applicant will need to submit an application to that jurisdiction and make sure they have all the appropriate signatures and approval before the plat can be approved by Travis County and taken to Commissioners Court. **Update - information**
2. ~~Please identify the nearest cross streets on the location map so the tract may be found. Update 1 and 2 — comment stands, access to this section is either Crowndale Drive or Arbor Hills Cove which are recorded in Section 17. Why do neither of these streets show up in the location map as the access streets to this section? Breezy Meadow and Sunny Creek do not provide access. Update 3 — cleared~~
3. How much of Drainage Easement doc 2006105345 was released by document 2019019518? Update 1 — is the rest of the easement being released with this section? Update 2 — vacate by plat is not a thing. Please read the document for vacation process. **Update 3 — please remove “per plat” from the plat graphic and proceed with the vacation process.**

***Response:** The label calling out portion of the drainage easement to be vacated was revised to remove the text “per plat”.*

4. Please revise the owner’s statement to read the same as for Section 27 A and B. Update 1 — comment stands, there is no public notification process for a final plat. Please look at the owner’s statement for 27A and B and adjust for this subdivision. Verify acreage in statement. Update 2 - Comment stands. **Update 3 — verify acreage, owners statement has 17.964 and 17.982; sheets 1and 2 have 17.964 acres. Try reading the second paragraph out loud with someone who knows grammar, this is a legal document.**

***Response:** The owner’s statement was revised to indicate correct acreage of tract.*

5. Please submit a current letter of commitment from each utility company (electric power, telephone, gas, water and wastewater) serving the immediate area, indicating whether and when service will be available to all lots in the subdivision. The water and wastewater letter you provided did not match the water provider on the plat. Update 1 and 2 — received electric, gas, communications letter was not a commitment letter, still need water and waste water. **Update 3 — MUD letter is 2 and half years old, need a current contract.**

***Response:** Will Serve letters provided with this update.*

6. Please provide two original, signed Travis County Construction Agreements. Update 2 – cleared, plat acreage and metes and bounds acreage in agreement do not match though **Update 3 – updated document not uploaded, will need for agenda and docuSign by judge.**

***Response: Signed Construction agreement provided with this update.***

7. All subdivision applications in Travis County must be forwarded to the Travis County Fire Marshal's office rather than to the local ESD for review. The Fire Marshal's office will determine if the local ESD has review authority of subdivisions and site plans and, if so, will forward the plans to the local ESD for review and comments. Please contact (512) 854-4621 or ([fire.marshall@traviscountytexas.gov](mailto:fire.marshall@traviscountytexas.gov)) as soon as possible to prevent delay of approval. Written documentation that the Travis County Fire Marshal's office or local ESD has reviewed and approved of the subdivision is required prior to scheduling the application for approval. Update 1 and 2 – approval letter is more than 6 months old **Update 3 – cleared**
8. The plat boundary is missing a segment from Lot 10 Block L to the temporary turn around.

***Response: Plat graphic was revised to show complete boundary.***

9. Once all comments are cleared, please submit a .pdf of the plat and location map to [Sarah.Sumner@traviscountytexas.gov](mailto:Sarah.Sumner@traviscountytexas.gov).

***Response: Noted.***

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**NOTICE REGARDING RENEWAL FEES:** The Travis County Commissioners Court has adopted the following plat application renewal fee schedule. Ten percent (10%) of the original review fee will be assessed for an application renewal where there has been no application activity for 60 days. One hundred percent (100%) of the original review fee will be assessed for an application renewal where there has been no application activity for 180 days or more. For the purpose of the fee schedule, “application activity” means providing a written update and other requested information in response to a comments letter from the Travis County Transportation and Natural Resources Department (“TNR”) Plat Application Intake Office and does not include e-mails, telephone calls, partial or incomplete submissions of information, or meetings with County officers or employees.

60 days from TNR requested information is 02-06-20.

180 days from TNR requested information is 05-28-20.



KHA Job No. 069254501

May 20, 2021

John Ellis, P.E.  
 Travis County TNR  
 700 Lavaca 5<sup>th</sup> Floor  
 Austin, Texas 78767-1748

**RE: Shadowglen Phase 2 Section 18A  
 Project #S-19-34  
 City of Manor ETJ, Precinct 1**

Dear Mr. Ellis:

Please accept this **Comment Response Letter** in reply to your review of the above-mentioned project. Original comments have been included for your reference. All Kimley-Horn responses are listed in maroon.

1. Comment Cleared.
2. Comment Cleared
3. Provide sight distance exhibits for all proposed sight distance easements demonstrating minimum intersection sight distances have been maintained for these intersections in accordance with the Transportation Criteria Manual.  
 7/10/20 – Pending. Please remove the sight distance easement for Amelia Rose Cove at Caxton Drive looking right; the easement area is too small to be useful. Revise sight distance easement for Caxton Drive at Arbor Hill Cove looking left to provide the minimum required intersection sight distance of 400 feet. All other easements appear acceptable.  
**11/10/20 – Pending. This is an issue created by the phasing of the development. A separate instrument easement will need to be granted that provides the minimum 400 feet of sight distance. The streets will not be accepted, or plans approved without this easement.**  
**Response: We are currently working on the sight distance easement and will send an update as soon as possible.**
4. Provide release documents for the existing temporary drainage easement granted to the MUD which runs through a portion of the plat for staff review. This easement release will need to be recorded concurrently with the plat.  
 7/10/20 – Pending receipt of release documents.

**11/10/20 – Pending recordation. Please annotate on the plat the area to be released.**

***Response: Final Plat has been updated.***

5. Submit easement documents for the proposed temporary turnarounds for staff review prior to recordation and plat approval.

7/10/20 – Pending receipt and review.

**11/10/20 – Pending recordation**

***Response: Noted.***

6. The plat for Section 17 indicates that there is an existing wastewater easement extending into the area of this proposed plat. Please show this easement and provide release documents for staff review. This easement release will need to be recorded concurrently with the plat.

7/10/20 – Pending receipt of release documents. This release should include easements shown under Arbor Hill Cove and Bloom Drive.

**11/10/20 – Pending recordation. Please annotate the area to be released on the plat.**

***Response: Final Plat has been updated.***

7. Revise plat to show the existing drainage easement for the detention pond and outfall to the north. The portion of the easement which conflicts with the elbow at intersection of Heather Falls Lane and Crowndale Drive will need to be released. Provide release documents for staff review. This easement release will need to be recorded concurrently with the plat.

7/10/20 – Pending receipt of release documents. Please shown this drainage easement on the plat.

**11/10/20 - Pending. The drainage easement for the pond was not released with the 21AB plat; a portion of the easement still lies within the elbow area. Identify the existing drainage easement and note that it will be vacated at the time of plat recordation.**

***Response: The remainder of the drainage easement that lies outside of the Section 21 platted boundary has been added to the Section 18A Final Plat to be vacated with the plat.***

8. Comment Cleared.

9. Comment Cleared.

10. Revise the floodplain note stating “No portion of this tract...” to address the 500 year floodplain as required by Travis County code.

7/10/20 – Pending. The note now says “100-year and 500-year floodplains are contained within the drainage lot...”; however, that does not appear to be that case for this plat. Please revise appropriately.

**11/10/20 - Pending. The note has now been revised to remove any reference to the 500 year FEMA floodplain. Based on the boundaries of the plat the 100 and 500 year floodplains appear to be outside of the area to be platted so the note should reflect that. Please update note appropriately to address 100 and 500 year FEMA floodplains.**

***Response: Engineer's Certification has been updated based on the comments above.***

11. Comment cleared.

12. There are two curves shown in the knuckle area for Bloom Drive and Crowndale Drive. Please process the appropriate amendment for Section 21A and 21B to allow for the outer curve.

**11/10/20 – The proposed reconfiguration of this intersection is not acceptable. The plat and plans need to be revised to meet street and knuckle standards.**

***Response: My apologies, this was fixed, and I submitted the incorrect plat. The revised Plat should only have one knuckle that matches the boundaries recorded with the Section 21A and 21B plat.***

Should you have any questions or require additional information, please feel free to contact me directly.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jason Reece, P.E.

(512) 551-1839

Jason.reece@kimley-horn.com



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Friday, June 18, 2021

Jason Reece  
Kimley-Horn  
10814 Jollyville Road  
Austin TX 78759  
jason.reece@kimley-horn.com

Permit Number 2019-P-1214-FP  
Job Address: Shadowglen Section 18A, Manor 78653

Dear Jason Reece,

The subsequent submittal of the Shadowglen Section 18A Final Plat submitted by Kimley-Horn and received on May 10, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

### Engineer Review

The following comments have been provided by Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

- ~~1. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(a)(2), the final plat cannot be approved until the construction plans have been approved. The construction plans have not been approved.~~
- ~~2. Per City of Manor Staff discussions with Kimley-Horn representatives, no construction plans or final plats for Shadowglen will be approved until an updated parkland exhibit has been submitted and approved by the City. The exhibit is required to show how the Development Agreement parkland requirements are being met for Shadowglen.~~
- ~~3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County. The documentation provided did not contain the street names for this section.~~
- ~~4. The description and location of all permanent monuments or benchmarks, standard monuments, survey control points and lot pins should be shown on the final plat as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(3)(ii).~~
- ~~5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(2)(iii), the location, dimensions, names and descriptions of all existing and recorded streets, alleys, reservations, railroads, easements or other public rights of way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from current deed and plat records. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown. Shadowglen Section 17 which is adjacent to this section has been recorded.~~

~~6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(v), the owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be shown on the final plat. There appear to be owner names that are not listed. As an example, there are home owners that should be listed south of Lot 48 Block G.~~

~~7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.~~

~~8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(5)(iii), if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Subdivision Ordinance.~~

~~9. For projects located within the City's extra-territorial jurisdiction the final plat must be submitted to the County for review and approval. The applicant shall be responsible for any additional information required by the County for Final Plat approval.~~

~~10. There appears to be an existing drainage easement running through Lots located on Block G. Clarify what is proposed for this area.~~

~~11. The City Secretary's name should be updated to Lluvia Almaraz.~~

~~12. Remove the P&Z Chairperson's name from the signature block. The P&Z Chairperson is Philip Tryon.~~

~~13. The new City of Manor Mayor is Dr. Larry Wallace Jr.~~

~~14. Sheet 3 of 5 was not included in the submittal.~~

**15. A current (2021) tax certificate should be provided. The previously submitted tax certificate was from 2018.**

~~16. Section 17 of Shadowglen has been recorded. It is located adjacent to Section 18A. The lot lines and recorded streets should be shown.~~

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at [pgray@gbateam.com](mailto:pgray@gbateam.com).

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA



KHA Job No. 069254501

April 10, 2023

Pauline Gray, P.E.  
Staff Engineer  
Jay Engineering Company, Inc.  
P.O. Box 1220  
Leander, Texas 78646

**RE: Shadowglen Section 18A  
Manor, TX 78653  
Permit No. 2018-P-1162-FP**

Dear Pauline Gray, P.E.:

Please accept this **Comment Response Letter** in response to Jay Engineering Company, Inc's report to the above-mentioned project dated June 18, 2021. Original comments have been included for review. Kimley-Horn responses are listed in maroon.

1. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24C(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.

**Response:** *The street names in the Plat have been updated to match the approved Street names from 911 addressing. Approval letter has been provided.*

2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(v), the owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be shown on the final plat.

**Response:** *All adjacent properties within 300 feet have been shown and plat or deed reference have been included.*

3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system X and Y coordinates shall be identified for four property corners.

**Response:** *True bearings and distances have been added to the plat with the nearest lines, monuments, corners have been described/rotated using said coordinate system.*

4. A current (2021) tax certificate should be provided. The previously submitted tax certificate was from 2018.

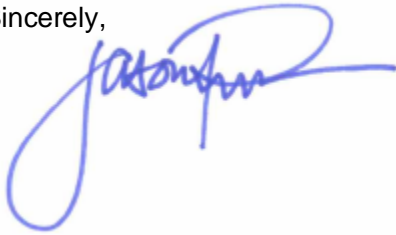
**Response:** *An updated tax certificate has been provided.*

5. Section 17 of Shadowglen has been recorded. It is located adjacent to Section 18A. The lot lines and recorded streets should be shown.

**Response:** *Adjacent sections have been added to the plat and recorded streets are now shown.*

Please contact me at (512) 551-1839 or [jason.reece@kimley-horn.com](mailto:jason.reece@kimley-horn.com) should you have any questions.

Sincerely,



Jason Reece, PE  
Project Manager



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Monday, May 8, 2023

Jason Reece  
Kimley-Horn  
10814 Jollyville Road  
Austin TX 78759  
jason.reece@kimley-horn.com

Permit Number 2019-P-1214-FP  
Job Address: Shadowglen Section 18A, Manor 78653

Dear Jason Reece,

The subsequent submittal of the Shadowglen Section 18A Final Plat submitted by Kimley-Horn and received on May 10, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

### Engineer Review

The following comments have been provided by Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

- ~~1. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(a)(2), the final plat cannot be approved until the construction plans have been approved. The construction plans have not been approved.~~
- ~~2. Per City of Manor Staff discussions with Kimley-Horn representatives, no construction plans or final plats for Shadowglen will be approved until an updated parkland exhibit has been submitted and approved by the City. The exhibit is required to show how the Development Agreement parkland requirements are being met for Shadowglen.~~
- ~~3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County. The documentation provided did not contain the street names for this section.~~
- ~~4. The description and location of all permanent monuments or benchmarks, standard monuments, survey control points and lot pins should be shown on the final plat as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(3)(ii).~~
- ~~5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(2)(iii), the location, dimensions, names and descriptions of all existing and recorded streets, alleys, reservations, railroads, easements or other public rights of way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from current deed and plat records. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown. Shadowglen Section 17 which is adjacent to this section has been recorded.~~

~~6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(v), the owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be shown on the final plat. There appear to be owner names that are not listed. As an example, there are home owners that should be listed south of Lot 48 Block G.~~

~~7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.~~

~~8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(5)(iii), if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Subdivision Ordinance.~~

~~9. For projects located within the City's extra-territorial jurisdiction the final plat must be submitted to the County for review and approval. The applicant shall be responsible for any additional information required by the County for Final Plat approval.~~

~~10. There appears to be an existing drainage easement running through Lots located on Block G. Clarify what is proposed for this area.~~

~~11. The City Secretary's name should be updated to Lluvia Almaraz.~~

~~12. Remove the P&Z Chairperson's name from the signature block. The P&Z Chairperson is Philip Tryon.~~

~~13. The new City of Manor Mayor is Dr. Larry Wallace Jr.~~

~~14. Sheet 3 of 5 was not included in the submittal.~~

**15. A current (2021) tax certificate should be provided. The previously submitted tax certificate was from 2018.**

~~16. Section 17 of Shadowglen has been recorded. It is located adjacent to Section 18A. The lot lines and recorded streets should be shown.~~

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at [pgray@gbateam.com](mailto:pgray@gbateam.com).

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Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Monday, May 8, 2023

Jason Reece  
Kimley-Horn  
10814 Jollyville Road  
Austin TX 78759  
jason.reece@kimley-horn.com

Permit Number 2019-P-1214-FP  
Job Address: Shadowglen Section 18A, Manor 78653

Dear Jason Reece,

The subsequent submittal of the Shadowglen Section 18A Final Plat submitted by Kimley-Horn and received on April 11, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

### Engineer Review

The following comments have been provided by Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

- ~~1. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(a)(2), the final plat cannot be approved until the construction plans have been approved. The construction plans have not been approved.~~
- ~~2. Per City of Manor Staff discussions with Kimley-Horn representatives, no construction plans or final plats for Shadowglen will be approved until an updated parkland exhibit has been submitted and approved by the City. The exhibit is required to show how the Development Agreement parkland requirements are being met for Shadowglen.~~
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- ~~5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(2)(iii), the location, dimensions, names and descriptions of all existing and recorded streets, alleys, reservations, railroads, easements or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from current deed and plat records. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown. Shadowglen Section 17 which is adjacent to this section has been recorded.~~

~~6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(v), the owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be shown on the final plat. There appear to be owner names that are not listed. As an example, there are home owners that should be listed south of Lot 48 Block G.~~

7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.

**Response: True bearings/distances/monuments/existing subdivision corners have been updated and verified. Updated plat has been uploaded to the portal.**

~~8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(5)(iii), if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Subdivision Ordinance.~~

9. For projects located within the City's extra-territorial jurisdiction the final plat must be submitted to the County for review and approval. The applicant shall be responsible for any additional information required by the County for Final Plat approval.

~~10. There appears to be an existing drainage easement running through Lots located on Block G. Clarify what is proposed for this area.~~

~~11. The City Secretary's name should be updated to Lluvia Almaraz.~~

~~12. Remove the P&Z Chairperson's name from the signature block. The P&Z Chairperson is Philip Tryon.~~

~~13. The new City of Manor Mayor is Dr. Larry Wallace Jr.~~

~~14. Sheet 3 of 5 was not included in the submittal.~~

15. A current (2021) tax certificate should be provided. The previously submitted tax certificate was from 2018.

**Response: A current tax certificate has been provided with this submittal package and uploaded to the portal.**

~~16. Section 17 of Shadowglen has been recorded. It is located adjacent to Section 18A. The lot lines and recorded streets should be shown.~~

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at [gray@gbateam.com](mailto:gray@gbateam.com).

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Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Wednesday, May 10, 2023

Jason Reece  
Kimley-Horn  
10814 Jollyville Road  
Austin TX 78759  
jason.reece@kimley-horn.com

Permit Number 2019-P-1214-FP  
Job Address: Shadowglen Section 18A, Manor 78653

Dear Jason Reece,

We have conducted a review of the final plat for the above-referenced project, submitted by Jason Reece and received by our office on May 10, 2023, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads 'Pauline M. Gray'.

Pauline Gray, P.E.  
Lead AES  
GBA



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** June 14, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for Shadowglen Phase 2, Section 23B, 7 lots on 1.692 acres, more or less, and being located near the intersection of Misty Grove Boulevard and Claress Lane, Manor, TX.

*Applicant: Kimley-Horn & Associates*

*Owner: SG Land Holdings, LLC*

### BACKGROUND/SUMMARY:

This plat has been approved by our engineers. The plat contains 7 residential lots that had been impaired by the 100-year floodplain, but the developer has filed and FEMA approved a grading plan (Conditional Letter of Map Revision – CLOMR) in April 2019 to remove the lots from the floodplain so the lots can now be developed on.

**LEGAL REVIEW:** NO  
**FISCAL IMPACT:** NO  
**PRESENTATION:** NO  
**ATTACHMENTS:** YES

- Plat
- Engineer Comments
- Conformance Letter

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Final Plat for Shadowglen Phase 2, Section 23B, 7 lots on 1.692 acres, more or less, and being located near the intersection of Misty Grove Boulevard and Claress Lane, Manor, TX.

**PLANNING & ZONING COMMISSION:**      **Recommend Approval**      **Disapproval**      **None**

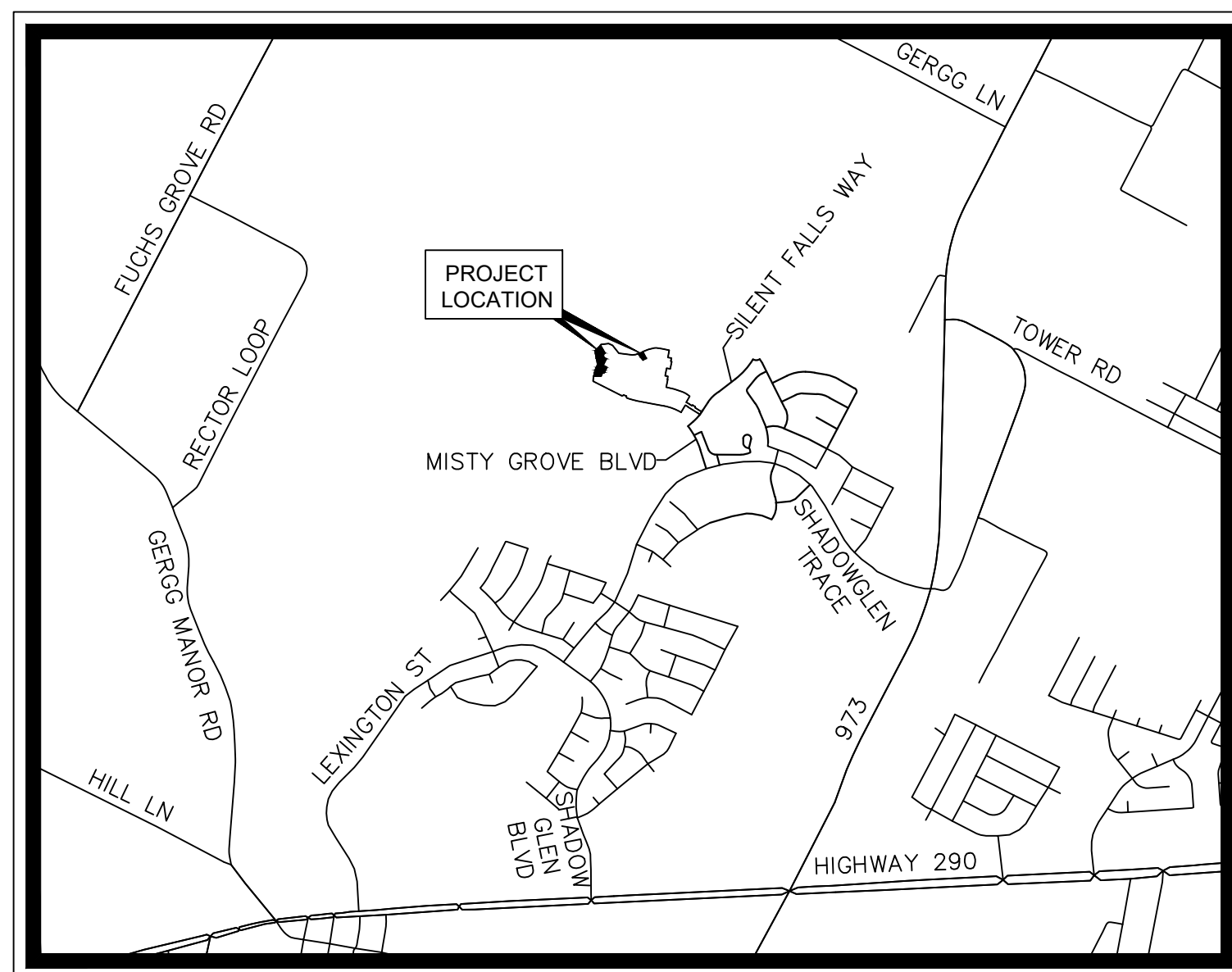
# TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.



**VICINITY MAP**  
SCALE: 1" = 2,000'

## SHADOWGLEN PHASE 2 SECTION 23B

1.692 ACRES

OUT OF A CALLED 276.88 ACRE PARCEL 2 CONVEYED TO SG  
LAND HOLDINGS LLC  
DOC. NO. 2012217281, OPRTC  
WILLIAM SANDERFORD SURVEY NO. 70, ABSTRACT NO. 743  
CITY OF MANOR, TRAVIS COUNTY, TEXAS

OWNER/DEVELOPER:  
SG LAND HOLDINGS, LLC  
4131 S. MAIN STREET  
SANTA ANA, CALIFORNIA 92707  
PH: (949) 241-8414  
CONTACT: RUSS ALLISON

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
LAND SURVEYOR NO. 6330  
10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166  
CONTACT: JOHN G. MOSIER, R.P.L.S.

CIVIL ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200  
AUSTIN, TEXAS 78759  
TBPE FIRM REGISTRATION NO. F-928  
PH: (512) 551-1839 FAX: (512) 418-1791  
CONTACT: JASON REECE, P.E.

**Kimley»Horn**

10101 Reunion Place, Suite 400  
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 2000'	DJG	JGM	04/20/2023	069254505	1 OF 4



General Notes:

1.

Public sidewalks built to City of Manor and Travis County standards, are required along all streets within this subdivision, these sidewalks shall be in place prior to the lot being occupied, failure to construct the required sidewalks may result in the withholding of certificates of occupancy. Building permits, or utility connections by the covering body or utility company.
2.

Driveway and drainage construction standards shall be in accordance with the requirement of the City of Manor and Travis County standards unless otherwise specified and approve by the City of Manor and Travis County.
3.

No lot in this subdivision shall be occupied until connection is made to the Wilbarger Creek Municipal Utility District No. 1 Water and Wastewater System.
4.

All streets, drainage improvements, sidewalks, water and wastewater lines, and erosion controls shall be constructed and installed to City of Manor and Travis County standards.
5.

Erosion controls are required for all construction on individual lots, including detached single family in accordance with Section 1.4.0 of the City of Austin Environmental Criteria Manual.
6.

Prior to construction, except detached single family on any lot in this subdivision, a site development permit must be obtained from the City of Manor.
7.

The subdivision owner/developer as identified on this plan is responsible for posting fiscal surety for the construction of all sidewalks as shown or listed on the plan, whether installed by the owner/developer or individual homebuilders. It is the responsibility of the owner/developer to ensure all sidewalks are ADA compliant unless a waiver has been granted by the Texas Department of Licensing and Regulation.
8.

No objects, including but not limited to buildings, fences, landscaping or other structures shall be allowed within any drainage easements or drainage easement lot except as approved by Travis County and the City of Manor.
9.

A 15' Electrical, Natural Gas, Propane, Cable T.V., Telephone, and Internet Easement is hereby dedicated along and adjacent to all street rights of way.
10.

Building setbacks shall be in accordance with the design guidelines of 2010 Shadowglen LLC and his/her assigns.
11.

A Travis County Development Permit is required prior to site development of any lots in the subdivision.
12.

Lot Setback Requirements: (SEE SETBACK DETAIL)  
Front Yard - 25' for regular lots, 20' for irregular lots  
Side Yard - 5'  
Street Side Yard - 15'  
Rear Yard - 10'
13.

All open spaces are restricted to non-residential uses, including no buildings, fences, walls, or similar structures, and shall be designed as "Common Area" as defined under the Subdivision Covenants, Conditions and Restrictions as recorded under Document No.2003066593 of the Official Public Records of Travis County. These lots will be "owned and Maintained by the Homeowners Association.
14.

Property owners and/or his/her assigns shall provide for access to the drainage easements as may be necessary and shall not prohibit access by the City of Manor, Wilbarger Creek Municipal Utility District No. 1 and Travis County, for inspection or maintenance of said easement.
15.

All drainage easements on private property shall be maintained by the owner or his/her assigns.
16.

Before beginning construction activities on a subdivision lot, the owner must obtain a Travis County Development Permit and, when applicable, implement a Storm Water Pollution Prevention Plan (SWP3). The SWP3 requires implementation of temporary and permanent best management practices, including erosion and sediment controls, for protection of storm water runoff quality, in accordance with the Travis County code.
17.

Parkland for 7 residential units has been satisfied with this plat.
18.

Within a sight distance easement any obstruction of sight line by vegetation, fencing, earthwork, buildings, signs or any other object which is determined to cause a traffic hazard is prohibited and may be removed by order of the Travis County Commissioners Court at the owner's expense. The property owner is to maintain an unobstructed view corridor within the bounds of such easement at all times.
19.

An activity that may adversely affect a tree of eight inches or more in trunk diameter (measured at four feet height above the ground) in a right-of-way accepted for maintenance by Travis County must comply with all standards and requirements in the Travis County Code.
20.

The Covenants, Conditions and Restrictions associated with this subdivision are recorded under Document number 2003066593 of the Official Public Records of Travis County, Texas.
21.

Drainage plans shall be submitted to Travis County for review prior to site development. Rainfall run-off shall be held to the amount of existing at undeveloped status by ponding or other approved methods.
22.

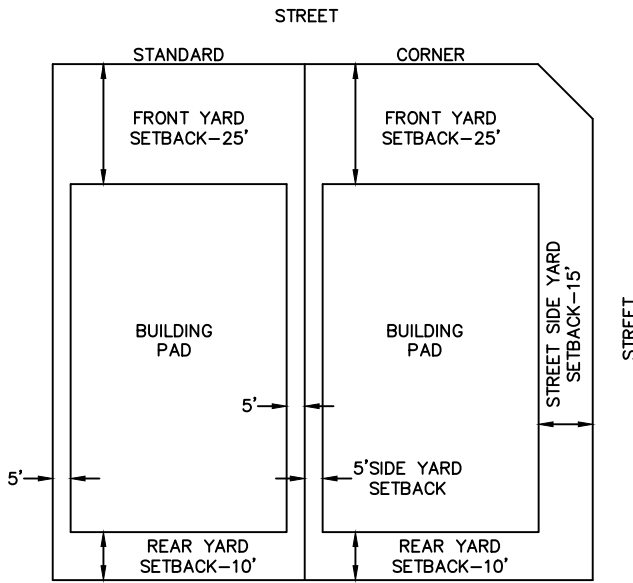
This plat is subject to the Travis County 2016 Water Quality Rules.
23.

Minimum finished floor elevation for all affected structures shall be two (2) foot above the elevation of the 500-year floodplain as shown hereon: Lot 77, Block F, 531.10' M.S.L., Lot 85, Block F, 529.40' M.S.L., Lot 86, Block F, 528.90' M.S.L., Lot 87, Block F, 528.50' M.S.L., Lot 89, Block F, 528.50' M.S.L., Lot 90, Block F, 528.30' M.S.L., and Lot 91, Block F, 528.10' M.S.L.,  
  
NOTE: (Minimum Finished Floor Elevation shall be shown inside a box on each affected lot on the face of the plat with the designation of 'M.S.L.' mean sea level).
25.

The owner is responsible for maintaining and operating all permanent water quality controls in compliance with all applicable standards and requirements of the Travis County Code. See Document \_\_\_\_\_.
26.

No cut or fill on any lot may exceed eight (8) feet , excluding driveways, A building structure's footprint,or a parking area footprint, in accordance with the Travis County Code.

ADJACENT PROPERTY OWNERS			ADJACENT PROPERTY OWNERS		
LOT	OWNER	GEOGRAPHIC I.D.	LOT	OWNER	GEOGRAPHIC I.D.
BLOCK A LOT 50	Anthony John Turnquist & Hannah Kathleen Keating	0243650522	BLOCK A LOT 50	Anthony John Turnquist & Hannah Kathleen Keating	0243650522
BLOCK A LOT 51	Shannon Jones	0243650521	BLOCK F LOT 79	Sameer Saini & Summer Siddiqui	0245650120
BLOCK A LOT 52	Siggy J. Carreon	0243650520	BLOCK F LOT 80	LGI Homes-Texas, LLC	0245650121
BLOCK A LOT 53	Warren B. Weaver	0243650519	BLOCK F LOT 81	Eduardo & Michelle Colmenero	0245650122
BLOCK A LOT 54	Chan Woong Park	0243650518	BLOCK F LOT 82	Jonathan & Christine Law	0245650123
BLOCK C LOT 1	LGI Homes-Texas, LLC	0245650501	BLOCK F LOT 83	Jesus Sierra & Veronica Luna	0245650124
BLOCK C LOT 2	Michael Reyes & Catalina Stubbs	0245650502	BLOCK F LOT 84	Shadowglen Residential Property Owners Association Inc.	0245650125
BLOCK C LOT 3	Fabian Sybille & Nida Haqqi-Sybille	0245650503	BLOCK F LOT 88	SG Land Holdings, LLC	0245650126
BLOCK C LOT 4	LGI Homes-Texas, LLC	0245650504	BLOCK F LOT 92	SG Land Holdings, LLC	0245650127
BLOCK E LOT 1	Dustin S. & Heather L. Lick	0245650301	BLOCK F LOT 93	SG Land Holdings, LLC	0245650128
BLOCK E LOT 2	Ako Gagarin & Gabriella Georgedes	0245650302	BLOCK F LOT 94	SG Land Holdings, LLC	0245650129
BLOCK E LOT 3	LGI Homes-Texas, LLC	0245650303	BLOCK F LOT 95	SG Land Holdings, LLC	0245650130
BLOCK E LOT 4	Luis Rafael Rodriguez & Greiby Marleny Guillen Morales	0245650304	BLOCK F LOT 96	SG Land Holdings, LLC	0245650131
BLOCK E LOT 5	LGI Homes-Texas, LLC	0245650305	BLOCK F LOT 97	LGI Homes-Texas, LLC	0245650132
BLOCK E LOT 6	Kenneth Robert & Mary Lawrence	0245650306	BLOCK H LOT 1	SG Land Holdings, LLC	0245650201
BLOCK E LOT 10	Nefertitti Rhodes	0245650310	BLOCK H LOT 2	SG Land Holdings, LLC	0245650202
BLOCK E LOT 11	Kenneth R. & Mary E. Lawrence	0245650311	BLOCK H LOT 3	SG Land Holdings, LLC	0245650203
BLOCK E LOT 12	Dejuane Wilson & Dozier Teena	0245650312	BLOCK H LOT 4	SG Land Holdings, LLC	0245650204
BLOCK F LOT 71	LGI Homes-Texas, LLC	0245650113	BLOCK H LOT 5	SG Land Holdings, LLC	0245650205
BLOCK F LOT 72	Angle E. Perez Talley & Ashley M. Perez Talley	0245650114	BLOCK H LOT 9	SG Land Holdings, LLC	0245650209
BLOCK F LOT 73	LGI Homes-Texas, LLC	0245650115	BLOCK H LOT 10	SG Land Holdings, LLC	0245650210
BLOCK F LOT 74	Byeong Ju Lee & Catalina Herrera	0245650116	BLOCK H LOT 11	SG Land Holdings, LLC	0245650211
BLOCK F LOT 75	Tyler Andrew Berlin & Lauren Nicole	0245650117	BLOCK H LOT 12	SG Land Holdings, LLC	0245650212
BLOCK F LOT 76	Jesse Rodriguez & Alma Pioquinto	0245650118	200.38 Acre Tract	City of Manor	0242600254
BLOCK F LOT 78	Ismail Vandeliwala	0245650119			



TYPICAL SETBACK DETAIL  
NOT TO SCALE

City of Manor Subdivision Variances:

1.

An aerial photograph may be submitted at the preliminary plat stage rather than a tree survey.
2.

An inventory of significant trees that identifies the number of significant trees by category (trees 18 inches in caliper and larger and trees between 8 and 18 inches in caliper) to remain during construction and the number of significant trees in each category designated shall be submitted with construction plans.
3.

The number of replacement trees that will be installed, without the identification of the particular location at which the replacement trees shall be installed, shall be submitted with construction plans.
4.

Significant cottonwood, hackberry or mesquite trees removed shall be replaced at a rate of 50% per caliper inch with an approved hardwood tree. All other significant trees must be replaced at the ratios defined in the City's Subdivision Ordinance.
5.

All drainage improvements shall be designed in accordance with the City of Austin's Drainage Criteria Manual ("DCM"), as currently amended, save and except: (i) those provisions of the DCM set out in Section 41(b)(i) of the City of Manor Ordinance No. 195; (ii) Paragraph 1.2.6 of the DCM; (iii) Paragraph 2.2.1.A and 2.2.1.E of the DCM; and (iv) any other provisions of the DCM that would cause the flood plain delineation to be different from the 100-year Floodplain established by FEMA. The location of the 100-year Floodplain shall be the location established by FEMA.
6.

The lot size, height and placement, lot coverage, parking, and landscaping for each lot shall be as set forth in the minimum development standards for lots within the Master Land Plan and outside the corporate boundaries of the City of as set forth in the P.U.D. Variances for lots within the P.U.D. and the corporate boundaries of the City.
7.

Lots shall not be required to face a similar lot across the street.
8.

Side lot lines shall not be required to project away from the front lot line at approximately right angles to street lines and radial to curved street lines.
9.

The area within the City's Territorial Jurisdiction Zoned District " O-S" shall satisfy the City's Parkland Dedication requirements for all land shown within the P.U.D. plan or on the Master Land Plan shall be dedicated to the City or to a Municipal Utility District.
10.

The area of non-rectangular lots shall be provided with the filing of a final plat.

Applicable P.U.D. Variances from City of Manor Development Standards:

- A.

Single-family residential lots in the property shall have a minimum of 6,000 sq. ft., and ten percent (10%) of the lots in the property to have a minimum of 5,000 sq. ft.
- B.

Single-family residential lots in the property shall have a minimum of 50 feet of width along the front property line, except as otherwise approved by the City of Manor.
- C.

Single-family residential lots in the property shall have a minimum setback from the front of each lot of twenty (20) feet.
- D.

Single-family residential lots in the property shall have a minimum setback from the sides of each lot of five (5) feet.
- E.

Single-family residential lots in the property shall have a minimum setback from the rear of each lot of ten (10) feet.
- F.

The clubhouse and related permitted structures in the space shall have a maximum height of three (3) stories or fifty (50) feet.
- G.

A development plan and report shall be submitted with the filing of each final plat.
- H.

Revoked by Cotton Holding.
- I.

A walkway/bicycle path system shall be submitted with the filing of each final plat.
- J.

A LOMR shall be submitted prior to final platting of any lot located within the present 100-year Floodplain.
- K.

Single-family residential lots have been granted a variance from the minimum lot widths as shown on the preliminary plat.

SHADOWGLEN PHASE 2  
SECTION 23B  
1.692 ACRES  
OUT OF A CALLED 276.88 ACRE PARCEL 2  
CONVEYED TO SG LAND HOLDINGS LLC  
DOC. NO. 2012217281, OPRTC  
WILLIAM SANDERFORD SURVEY NO. 70,  
ABSTRACT NO. 743  
CITY OF MANOR, TRAVIS COUNTY, TEXAS

CIVIL ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200  
AUSTIN, TEXAS 78759  
TBPE FIRM REGISTRATION NO. F-928  
PH: (512) 551-1839 FAX: (512) 418-1791  
CONTACT: JASON REECE, P.E.

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
LAND SURVEYOR NO. 6330  
10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166  
CONTACT: JOHN G. MOSIER, R.P.L.S.

OWNER/DEVELOPER:  
SG LAND HOLDINGS, LLC  
4131 S. MAIN STREET  
SANTA ANA, CALIFORNIA 92707  
PH: (949) 241-8414  
CONTACT: RUSS ALLISON

10101 Reunion Place, Suite 400  
San Antonio, Texas 78216  
FIRM # 10193973  
Tel. No. (210) 541-9166  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DJG	JGM	04/20/2023	069254505	3 OF 4

The State of California §  
County of Orange §

Know all men by these presents:

Whereas, SG Land Holdings LLC, the owner of a 1.692 acre tract of land in the William Sanderford Survey No. 70, Abstract No. 743, Travis County, Texas, and being a portion of that certain called 267.88 acre tract, conveyed to SG Land Holdings LLC, as recorded under Document No. 2012217281, Official Public Records of Travis County Texas, and do hereby subdivide said, 1.692 acre having been approved for subdivision, pursuant to Chapter 212 and 232 of the Local Government Code.

Now, therefore, know all men by these presents: that the undersigned owner of the land shown on this plat, and designated herein as Shadowglen Phase 2, Section 23B of the City of Manor, Travis County, Texas, and whose name is subscribed hereto, hereby subdivides said 1.692 acre of land of said in accordance with the attached map or plat to be know as Shadowglen Phase 2, Section 23B and do hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, public easements, and public places thereon shown for the purposed and consideration therein expressed: subject to any easement or restrictions heretofore granted and not released.

Witness my hand this day \_\_\_\_\_, \_\_\_\_.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: 4131 S. Main Street  
Santa Ana, California 92707

The State of California §  
County of Orange §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_, on behalf of said corporation.

\_\_\_\_\_  
Notary Public  
Notary Registration Number \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
County of Orange  
The State of California

Consent of Lienholder

The undersigned, being the holder of a deed of trust lien dated May 30, 2013 recorded as Document No. 2013097945 in the Official Public Records of Travis County, Texas hereby consents to the foregoing final plat and agrees that its deed of trust lien is subject to and subordinate to the final plat, and that the undersigned has authority to execute and deliver this consent of lienholder, and that all necessary acts necessary to bind the lienholder have been taken.

Southwest Debt Partners LLC, A Delaware Limited Liability Company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

The State of California §  
County of §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of the Southwest Debt Partners LLC, on behalf of said lender.

\_\_\_\_\_  
Notary Public  
Notary Registration Number \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
County of \_\_\_\_\_  
The State of California

Water and Wastewater:

The tract of land shown hereon is within the boundaries of Wilbarger Creek Municipal Utility District (M.U.D.) No. 1 and said M.U.D. has water and wastewater service available upon completion of facilities by the developer.

Date \_\_\_\_\_ M.U.D. Engineer \_\_\_\_\_

The State of Texas §  
County of Travis §

I, Jason Reece, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering stand point and complies with the engineering related portion of the City of Manor, Texas Subdivision Ordinance, and is true and correct to the best of my knowledge.

This site is located in the Wilbarger Creek Watershed.

The 100-year and 500-year floodplains are contained within the drainage lot as shown hereon. A portion of this tract is within the designated flood hazard area as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) #48453C0485J, Travis County, Texas, dated August 18, 2014.

\_\_\_\_\_  
Jason Reece, P.E.  
Registered Professional Engineer No. 127126  
Kimley-Horn and Associates, Inc.  
10814 Jollyville Road  
Campus IV, Suite 200  
Austin, Texas 78759

The State of Texas §  
County of Bexar §

I, John G. Mosier, am authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat complies with the surveying related portions of the City of Manor, Texas Subdivision Ordinance is true and correct, and was prepared from an actual survey made on the ground under my direction and supervision.

\_\_\_\_\_  
John G. Mosier  
Registered Professional  
Land Surveyor No. 6330  
10101 Reunion Place, Suite 400  
San Antonio, Texas 78216  
Ph. 210-541-9166

SURVEYOR'S NOTES:

- The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, Central Zone (FIPS 4203) (NAD'83), as determined by the Global Positioning System (GPS) all distances are on the grid. The unit of linear measurement is U.S. Survey Feet.
- All property corners of the lots in this subdivision will be monumented prior to lots sales and after road construction with a 1/2" iron rod with red plastic cap stamped "KHA", unless otherwise noted.

City of Manor Acknowledgments

This subdivision is located within the Extra Territorial Jurisdiction of the City of Manor as of this date. \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Accepted and authorized for record by the Planning and Zoning Commission of the City of Manor, Texas, on this the date. \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Approved: \_\_\_\_\_ Attest: \_\_\_\_\_

P&Z Chairperson \_\_\_\_\_ Lluvia T. Almaraz, City Secretary

Accepted and authorized for record by the City Council of the City of Manor, Texas, on this the date. \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Approved: \_\_\_\_\_ Attest: \_\_\_\_\_

Dr. Christopher Harvey, Mayor \_\_\_\_\_ Lluvia T. Almaraz, City Secretary

The State of Texas §  
County of Travis §

I, DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D. AT \_\_\_\_ O'Clock \_\_.M., DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D. AT \_\_\_\_ O'Clock \_\_.M.. OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D.

DYANA LIMON-MERCADO, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

The State of Texas §  
County of Travis §

I, DYANA LIMON-MERCADO, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D.

DYANA LIMON-MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

The State of Texas §  
County of Travis §

Commissioners Court Resolution

In approving this plat, the Commissioners Court of Travis County, Texas, assumes no obligation to build the streets, roads, and other public thoroughfares shown on this plat or any bridges or culverts in connection therewith. The building of all streets, roads, and other public thoroughfares shown on this plat, and all bridges and culverts necessary to be constructed or placed in such streets, roads, or other public thoroughfares or in connection therewith, is the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas.

The owner(s) of the subdivision shall construct the subdivision's street and drainage improvements (the "improvements") to County standards in order for the County to accept the public improvements for maintenance or to release fiscal security posted to secure private improvements. To secure this obligation, the owner(s) must post fiscal security with the County in the amount of the estimated cost of improvements. The owner(s) obligation to construct the improvement to County standards and to post the fiscal security to secure such construction is a continuing obligation binding the owner(s) and their successors and assigns until the public improvements have been accepted for maintenance by the County, or the private improvements have been constructed and are performing to County standards.

The authorization of this plat by the Commissioners Court for filing or the subsequent acceptance for maintenance by Travis County, Texas, of roads and streets in the subdivision does not obligate the County to install street name signs or erect traffic control signs, such as speed limit, stop signs, and yield signs, which is considered to be part of the developer's construction.

CIVIL ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200  
AUSTIN, TEXAS 78759  
TBPE FIRM REGISTRATION NO. F-928  
PH: (512) 551-1839 FAX: (512) 418-1791  
CONTACT: JASON REECE, P.E.

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
LAND SURVEYOR NO. 6330  
10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166  
CONTACT: JOHN G. MOSIER, R.P.L.S.

OWNER/DEVELOPER:  
SG LAND HOLDINGS, LLC  
4131 S. MAIN STREET  
SANTA ANA, CALIFORNIA 92707  
PH: (949) 241-8414  
CONTACT: RUSS ALLISON

**SHADOWGLEN PHASE 2  
SECTION 23B  
1.692 ACRES  
OUT OF A CALLED 276.88 ACRE PARCEL 2  
CONVEYED TO SG LAND HOLDINGS LLC  
DOC. NO. 2012217281, OPRTC  
WILLIAM SANDERFORD SURVEY NO. 70,  
ABSTRACT NO. 743  
CITY OF MANOR, TRAVIS COUNTY, TEXAS**

**Kimley»Horn**

10101 Reunion Place, Suite 400 Tel. No. (210) 541-9166  
San Antonio, Texas 78216 FIRM # 10193973 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	04/20/2023	069254505	4 OF 4



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Wednesday, April 12, 2023

Jason Reece  
Kimley-Horn  
10814 Jollyville Road, Building 4, Suite 300  
Austin 78759  
jason.reece@kimley-horn.com

Permit Number 2023-P-1521-FP  
Job Address: Shadowglen Phase 2 Section 23B Final Plat, , LA.

Dear Jason Reece,

The first submittal of the Shadowglen Phase 2 Section 23B Final Plat (*Final Plat*) submitted by Kimley-Horn and received on April 20, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

### Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

1. The year should be updated to 2023 where applicable.
2. The owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be provided.
3. The Mayor's name should be updated to Dr. Christopher Harvey.
4. The P&Z Chairperson is LaKesha Small.
5. The Travis County Clerk is Dyana Limon-Mercado.
6. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.
7. Developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.
8. Certification from all applicable taxing authorities that all taxes due on the property have been paid.

4/12/2023 8:26:03 AM  
Shadowglen Phase 2 Section 23B Final Plat  
2023-P-1521-FP  
Page 2

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA



April 12, 2023

Pauline Gray  
Senior Engineer  
Jay Engineering, a Division of GBA  
1500 County Road 269  
Leander, TX 78646-2029

**RE: Shadowglen Phase 2 Section 23B Final Plat  
Permit Number 2023-P-1521-FP**

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated **April 12<sup>th</sup>, 2023**. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

**ENGINEER REVIEW:**

Comment 1: The year should be updated to 2023 where applicable.

**Response 1: The year has been updated to, "20\_\_" where applicable.**

Comment 2: The owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be provided.

**Response 2: A table of owner's names within 300 feet of property boundary has been added.**

Comment 3: The Mayor's name should be updated to Dr. Christopher Harvey.

**Response 3: Mayor's name, Dr. Christopher Harvey, has been updated on the plat.**

Comment 4: The P&Z Chairperson is LaKesha Small.

**Response 4: P&Z chairperson's name, LeKesha Small, has been updated on the plat.**

Comment 5: The Travis County Clerk is Dyana Limon-Mercado.

**Response 5: Travis County Clerk's name, Dyana Limon-Mercado, has been updated on the plat.**

Comment 6: True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.

**Response 6: True bearings and distances have been added to the plat with the nearest lines, monuments, corners have been described/rotated using said coordinate system.**

Comment 7: Developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.

**Response 7: A copy of the approved CLOMR has been provided with this submittal.**

Comment 8: Certification from all applicable taxing authorities that all taxes due on the property have been paid

**Response 8: A current tax certificate has been provided with this submittal. Previous property owner (SG Land Holdings) & current property owner (Meritage Homes) is coordinating tax payment. Certification of payment will be uploaded to portal when updated.**

Please contact me at (512) 551-1839 or [jason.reece@kimley-horn.com](mailto:jason.reece@kimley-horn.com) should you have any questions.

Sincerely,



Jason Reece, PE  
Project Manager



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Monday, May 15, 2023

Jason Reece  
Kimley-Horn  
10814 Jollyville Road, Building 4, Suite 300  
Austin 78759  
jason.reece@kimley-horn.com

Permit Number 2023-P-1521-FP  
Job Address: Shadowglen Phase 2 Section 23B Final Plat,

Dear Jason Reece,

We have conducted a review of the final plat for the above-referenced project, submitted by Jason Reece and received by our office on April 20, 2023, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tyler Shows'.

Tyler Shows  
Staff Engineer  
GBA



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** June 14, 2023

**PREPARED BY:** Scott Dunlop, Director

**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Coordinated Sign Plan for the Presidential Meadows Retail Center.

### BACKGROUND/SUMMARY:

A new multi-tenant building was constructed at 13225 George Bush St in the Presidential Meadows subdivision, which is in our ETJ but we regulate signs in the ETJ, and since the building has 4 or more tenant suites a coordinated sign plan is required. This sign plan provides the sign face area for each tenant space and the maximum square footage for each tenant space within those sign areas. It further adds that sign lettering has a maximum height of 2' and logos at 5' and that the signs are face-lit channel letters. The plan only includes signage on the front of the building, which faces US 290.

**LEGAL REVIEW:** NO

**FISCAL IMPACT:** NO

**PRESENTATION:** NO

**ATTACHMENTS:** YES

- Coordinated Sign Plan

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Coordinated Sign Plan for the Presidential Meadows Retail Center.

**PLANNING & ZONING COMMISSION:**

Recommend Approval

Disapproval

None

# PRESIDENTIAL MEADOWS RETAIL CENTER

13225 GEORGE BUSH STREET  
MANOR TEXAS 78653

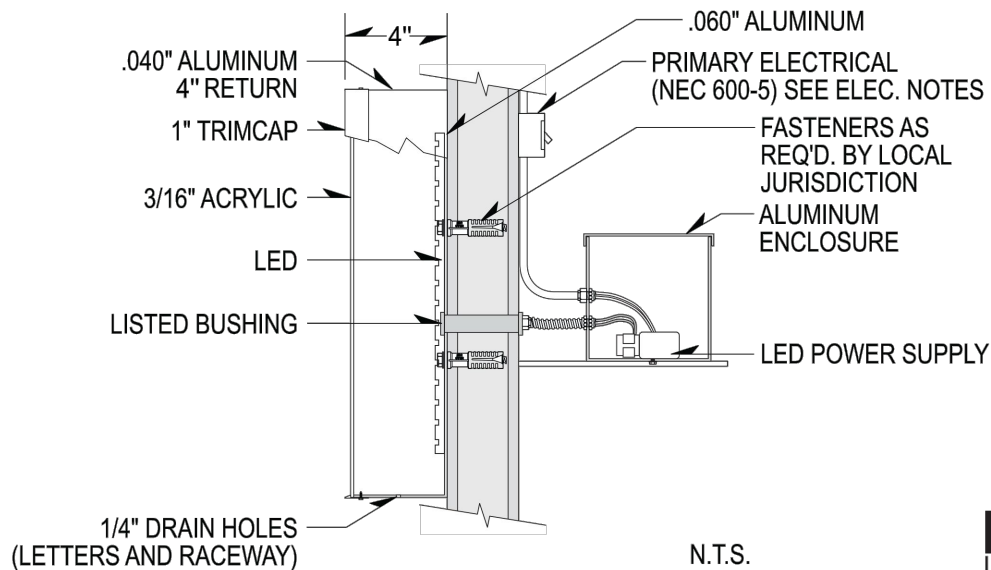
MASTER SIGN PLAN

NOT TO EXCEED THE SIGN BAND AREA  
IN THE MENTIONED MEASUREMENTS

# SIGN FACE AREA

NOT TO EXCEED THE SIGN BAND AREA IN THE MENTIONED MEASUREMENTS

## CHANNEL LETTER - TYPICAL SECTION - FRONT-LIT PLASTIC FACE



## ELECTRICAL NOTES

- Power to the sign must be done by a licensed electrical contractor or licensed electrician.  
Each sign must have:
1. A minimum of one dedicated 120V 20A circuit
  2. Junction box installed within 6 feet of sign
  3. Three wires: Line, Ground, Neutral

FACE-LIT CHANNEL LETTER ON RCWY SIGN SPECS:

FACES: ACRYLIC - FIRST SURFACE VINYL

TRIMCAP: 1" PAINTED

RETURNS: 4" DEEP. 0.40 ALUMINUM RETURNS PAINTED

BACKS: 3MM ACM ALUM. - INSIDE PAINTED W/L.E.F.

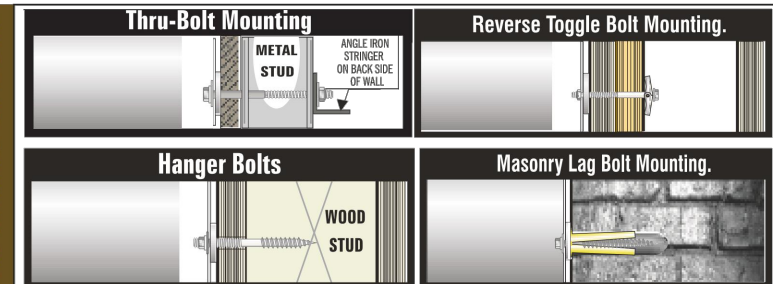
ILLUMINATION: WHITE L.E.D. INTERNAL BELOW 3000 KELVIN

MOUNTING: INDIVIDUAL

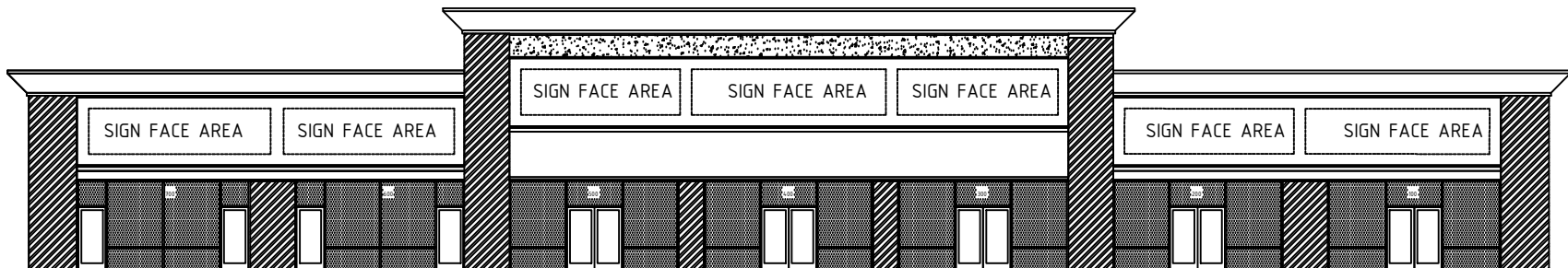
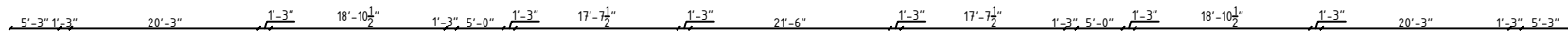
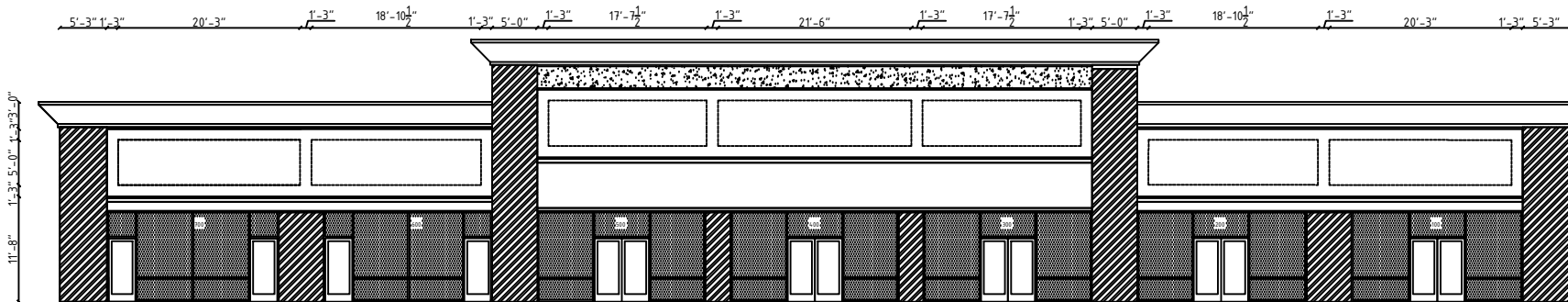
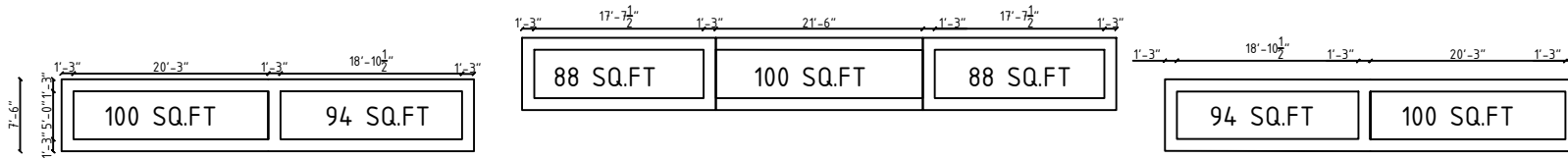
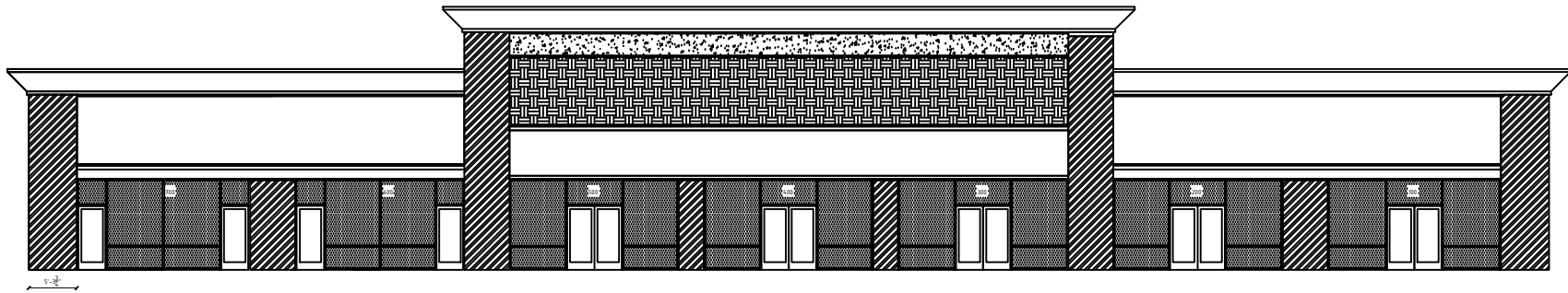
SQ.FT: IT SHOULD NOT EXCEED THE MENTIONED SQ.FT

PER CITY CODE ILLUMINATED SIGNS MUST BE TURNED OFF  
CLOSING TIME OR 10PM AT THE LATEST

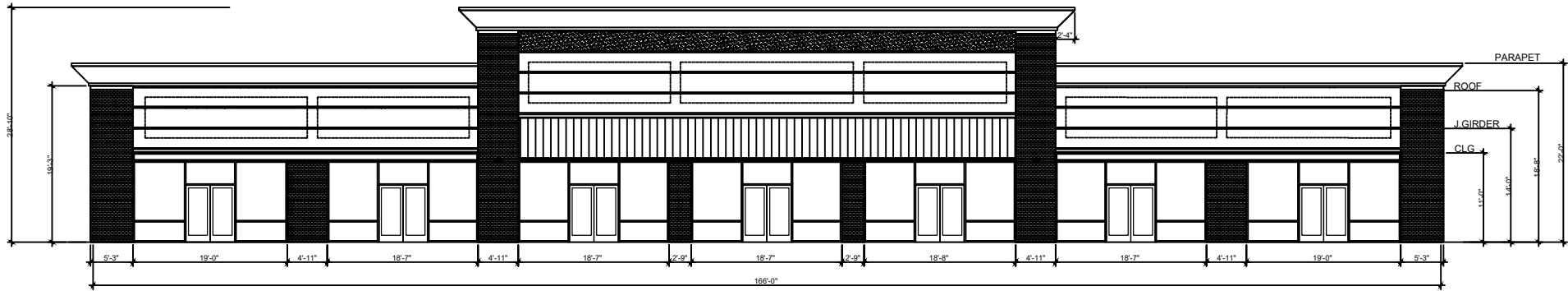
## MOUNTING OPTIONS



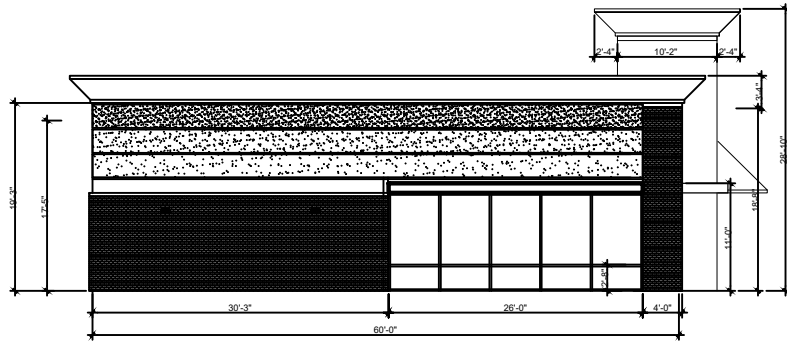
THIS DRAWING IS THE PROPERTY OF TEXAS LIGHTING. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TEXAS LIGHTING. ANY VIOLATION OF THIS NOTICE SHALL BE AT THE USER'S SOLE RISK. TEXAS LIGHTING ASSUMES NO LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DRAWING. THE USER AGREES TO HOLD TEXAS LIGHTING HARMLESS FROM AND AGAINST ALL SUCH DAMAGES, LOSSES, AND INJURIES. THIS AGREEMENT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF TEXAS.



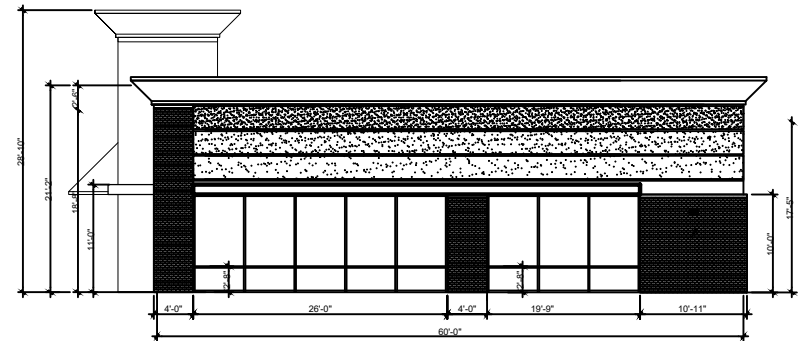
SIGN FACE AREA SIGN FACE AREA SIGN FACE AREA SIGN FACE AREA SIGN FACE AREA



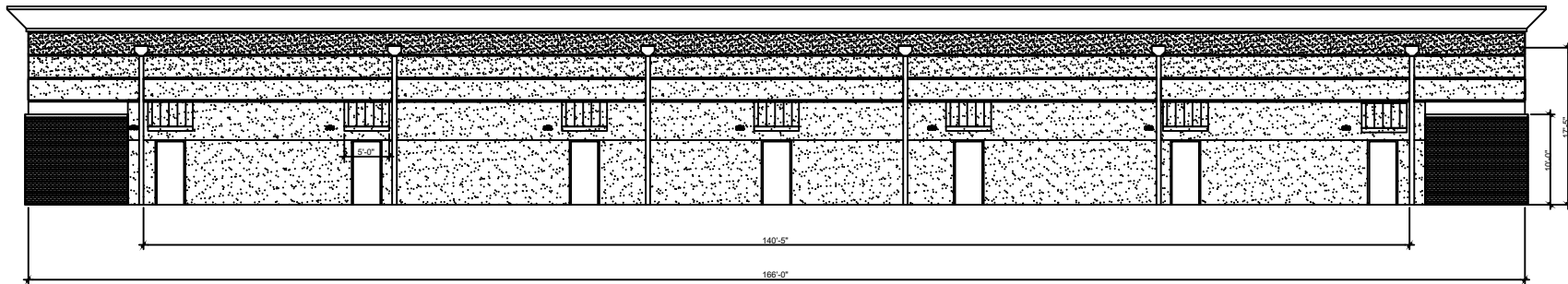
1 SOUTH ELEVATION 1/8" = 1'-0"



2 WEST ELEVATION 1/8" = 1'-0"



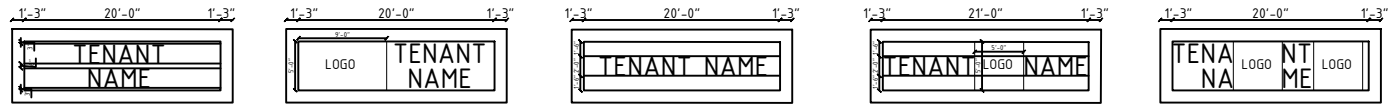
3 EAST ELEVATION 1/8" = 1'-0"



4 NORTH ELEVATION

1/8" = 1'-0"

# DESIGN MODLES :



ALL THE LETTERS SHOULD NOT EXCEED HEIGHT 24" AND LOGOS SHOULD NOT EXCEED HEIGHT 60"

